

# \$295,000 - 10019 Highway 681, Rural Saddle Hills County

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MLS® #A2208123

**\$295,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rural Saddle Hills County, Alberta

Commercial Opportunity with Character in the Heart of Savanna | 3.78 Acres | Mixed-Use Zoning | This is more than real estate—it's a turnkey opportunity with history, versatility, and serious upside. Once home to the local general store, café, and retail hub, this 3,000 sq ft commercial building is primed for your next venture. Whether you're dreaming of a live/work setup, launching a new business, or investing in the future of Savanna, this property has the bones, the land, and the location to make it happen. Already Equipped With: Retail space with boiler in-floor heat, air conditioning, and central controls. Open-concept commercial kitchen: Three sinks, hood range + fire suppression, Grill, pizza oven, deep fryer, heat tray, coolers, fridge, freezers, Warehouse with loading dock, overhead heater & large overhead door, Three bathrooms, office space, moveable front counter & intercom system, Huge 20x30 front deck built on 2x6 beams—ideal for summer patio vibes or retail overflow. The Specs: Zoning: Rural Commercial with Residential overlay = Live/Work potential. Utilities: 200 Amp underground power, Connected to community sewer (potential for free municipal water hook up), Dual water cisterns + optional dugout hookup, Gas, electricity, water & sewer also available for a future residence. RV Hookups with water/sewer/gas/power = Bonus



income stream. The Land:

3.78 acres of wide gravel yard with heavy truck pull-through access, Two additional outbuildings with power—one with heat and concrete floor. Positioned right off Highway 681 with daily traffic from community mailboxes. Perfect For: General Store / Café / Convenience Stop, Liquor sales, groceries, hunting supplies—previously licensed! Truck stop, RV park, outfitter base, or rural co-working hub. Residential conversion for live/work lifestyle with vaulted ceilings and charm. Bonus: Additional 149-acre quarter section nearby also for sale—bundle both for a powerhouse package. Call to schedule a private viewing today!

Built in 2000

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2208123   |
| Price      | \$295,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2000       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10019 Highway 681         |
| Subdivision | NONE                      |
| City        | Rural Saddle Hills County |
| County      | Saddle Hills County       |
| Province    | Alberta                   |
| Postal Code | T0H 3G0                   |

### Interior

|         |                                                                         |
|---------|-------------------------------------------------------------------------|
| Heating | Boiler, Overhead Heater(s), Forced Air, Hot Water, Natural Gas, Radiant |
| Cooling | Central Air, Full                                                       |

**Exterior**

|            |                                                      |
|------------|------------------------------------------------------|
| Roof       | Asphalt Shingle, Metal                               |
| Foundation | Block, Combination, Piling(s), Poured Concrete, Wood |

**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | March 31st, 2025          |
| Days on Market | 140                       |
| Zoning         | Rural Commercial w/Access |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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