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## 4830 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Wildwood, Alberta



**Listing ID:**  
27340

**MLS ID:**  
A2188088

**\$475,000**



 **JEN HAWKINS**  
 (403) 278-8899

 MaxWell Canyon Creek  
 403-278-8899

 4830 51 Avenue , Wildwood , Alberta T0E 2M0

**Transaction Type**

For Sale

**Days On Market**

105

**Zoning**

USD

**Subdivision**

Wildwood\_YELL

**Nearest Town**

Wildwood

**Building Type**

Free-Standing,Low Rise (2-4 stories),Mixed Use,Street Level Storefront,Strip Mall

**Year Built**

1953

**Structure Type**

Hotel/Motel

**Property Type**

Commercial

**Property Sub Type**

Hotel/Motel

**Legal Plan**

6862AN

**Building Area (Sq. Ft.)**

15000.00

**Building Area (Sq. M.)**

1393.53

**Construction Type**

Brick,Vinyl Siding,Wood Frame

**Foundation**

Poured Concrete

**Heating**

Boiler

**Access to Property**

Back Alley Access,Gravel Lane,Paved Road,Public,Strip Shopping Mall

**Inclusions**

Liquor store inventory can be purchased outside of property sale

**Restrictions**

None Known

**Reports**

RPR with Compliance

Investors and Entrepreneurs - This busy Family Owner/Operator Hotel offers multiple streams of income. Or the building could be repurposed. NEW BOILER. Very well maintained 2 storey Wildwood, west of Edmonton. Wildwood Hotel and Saloon is just off the Yellowhead Highway gateway to the Rocky mountains and Jasper. This location is favourable to motorcyclists from Edmonton, and commonly hosts guests in the oil and gas industry. A well rounded investment with a Bar - 150 capacity (seating for 80), 4 VLT's (approval for a 5th), Patio 48 capacity, Large event beer garden 285 capacity, ATM, Pool table and a Juke Box, Restaurant (currently available for lease) - 42 capacity, 23 room Hotel, laundromat, and liquor store with walk in cooler. The sides of the building feature the Wildwood Murals installed by legendary tattoo artists. A series of summer bike days have made the Silver Spur Saloon a real destination - the store front is currently set up as a temporary tattoo parlour for these big events but has also been used as a salon. 2 on site garages for storage. Vacant lot across the street for additional parking. Long time family run business - clean and cared for with pride of ownership. Please do not approach staff with questions or requests for viewings.

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