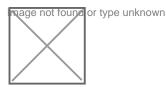


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **HOSPITALITY, HOTEL/MOTEL FOR SALE**

Businesses and Franchises for Sale > Business for Sale



LocationListing ID:MLS ID:Valleyview, Alberta27788A2103514

\$1,290,000



FRANCIS LEE(403) 680-6130

(403) 000-0130

**403-278-8899** 

4606 50 Street , Valleyview , Alberta T0H3N0

**Transaction Type** 

For Sale

**Days On Market** 

461

**Business Name** 

Horizon Inn 2

**Business Type** 

Hospitality, Hotel/Motel

Zoning

Gateway commercial

Subdivision

NONE

**Nearest Town** Valleyview

**Building Type** Free-Standing

Year Built 1978

**Structure Type** 

Hotel/Motel

**Property Sub Type** 

Hotel/Motel

Legal Plan

Commercial

**Property Type** 

Building Area (Sq. M.)

421 KS

Building Area (Sq. Ft.)

12096.00

1123.75

Lot Size (Sq. Ft.)

145926

Call Lister

Lot Size (Acres)

3.35

Inclusions Will provide

Restrictions

Reports Appraisal, Title

Fully renovated Cement block and stucco 35 rooms( 10 Kitchen), 2 bedroom manager with 3.355 Acres land situated on the junction of Highway 43 leading to British Columbia and Alaska via Grande Prairie and the north south stretch of Highway 49 towards Donnelly and Alberta Highway 2 towards Peace River. Valleyview's economy is primarily resource driven with oil and gas being the predominant industry. Multiple oil and gas companies operate in the area with several pipelines in the vicinity. Another notable employer in Valleyview is the Municipal District of Greenview, which has its main administrative office and several departments situated within town limits. The town is also a regional hub for medical services. -Revenue details: 2023: \$548,411, NOI)2023 :\$271,082, Owner spent about \$600,000 for the renovation. -Valleyview Horizon Inn 1 (99 rooms with leased restaurant) is for sale(A2103654) also and the owner is same as Horizon Inn 2 . Horizon Inn 2 is operating by at Horizon Inn 1 front system and the price, operation and profit can be better by purchasing Horizon Inn 1 & 2 together.

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