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## HOSPITALITY, HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale




**Location**  
Valleyview, Alberta



**Listing ID:**  
27788


**MLS ID:**  
A2103514

**\$1,290,000**



 **FRANCIS LEE**  
 (403) 680-6130

 MaxWell Canyon Creek  
 403-278-8899

 4606 50 Street , Valleyview , Alberta T0H3N0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 461	<b>Business Name</b> Horizon Inn 2
<b>Business Type</b> Hospitality,Hotel/Motel	<b>Zoning</b> Gateway commercial	<b>Subdivision</b> NONE
<b>Nearest Town</b> Valleyview	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1978
<b>Structure Type</b> Hotel/Motel	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Hotel/Motel
<b>Legal Plan</b> 421 KS	<b>Building Area (Sq. Ft.)</b> 12096.00	<b>Building Area (Sq. M.)</b> 1123.75
<b>Lot Size (Sq. Ft.)</b> 145926	<b>Lot Size (Acres)</b> 3.35	<b>Inclusions</b> Will provide
<b>Restrictions</b> Call Lister	<b>Reports</b> 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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