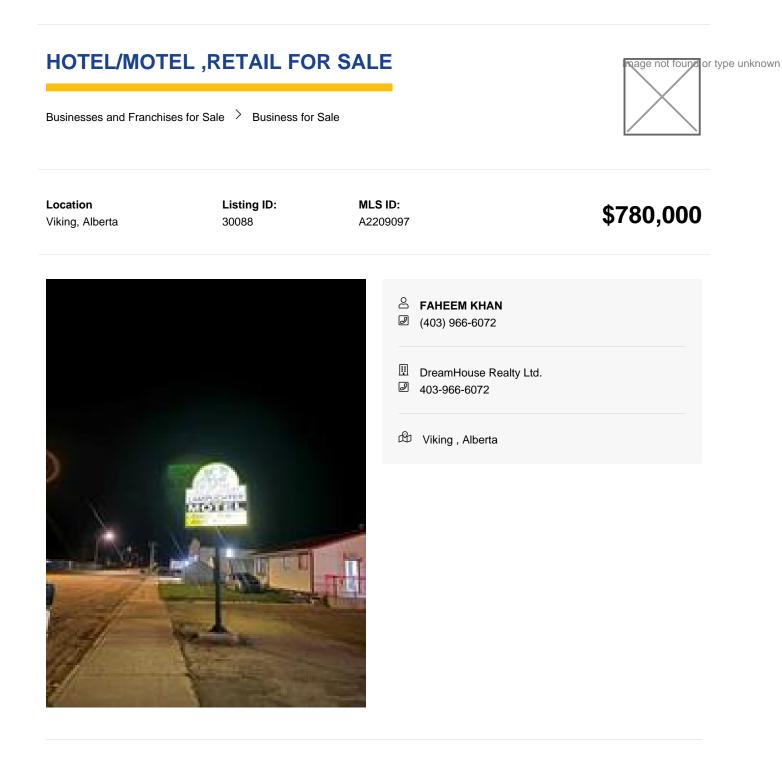


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Transaction Type For Sale

Business Type Hotel/Motel ,Retail

Subdivision Viking

Structure Type Low Rise (2-4 stories)

Property Type Commercial

Legal Plan 5216MC

Building Area (Sq. M.) 371.61

Lot Size (Acres) 0.34

Restrictions None Known

Reports

Environmental Phase 1, Financial Statements

Transaction Type For Sale

Zoning C2

Year Built 1969

Structure Type Low Rise (2-4 stories)

Property Sub Type Hotel/Motel

Building Area (Sq. Ft.) 4000.00

Building Area (Sq. M.) 1021.92

Inclusions Please see the List attached

Restrictions None Known Days On Market 43

Zoning C2

Year Built 1969

Property Type Commercial

Property Sub Type Hotel/Motel

Building Area (Sq. Ft.) 11000.00

Lot Size (Sq. Ft.) 14810

Inclusions Please see the List attached

Reports Environmental Phase 1, Financial Statements

Welcome to the Viking Lamplighter Motel, a well-established and thriving business located in the picturesque, bucolic town of Viking, Alberta. This two-story motel features 22 spacious rooms and an upgraded, upscale owner's residence with a finished basement, making it a perfect opportunity for anyone looking to enter the hospitality industry or expand their portfolio. With a high school right across the street, this is also an ideal location to raise a family while enjoying a higher quality of life. Property Highlights: 22 Spacious Rooms: Designed for both short-term and long-term stays, with a steady flow of repeat business from passers-by and outof-town travelers. Upgraded Owner's Residence: A beautifully renovated, luxurious living space, providing the owner or manager with a comfortable home while overseeing daily operations. Prime Location: Strategically located near the intersection of major, high-traffic Alberta highways, offering excellent visibility and easy access for travelers passing through. Strong Clientele Base: Viking is home to key medical and public offices, agricultural and sporting events, and a reputable high school just across the street, ensuring a steady stream of visitors. Growing Community: With property values increasing year after year, this is a fantastic opportunity to invest in a piece of prime real estate in a town that is continuing to grow and develop. Two-Story Building: This wellmaintained structure boasts ample parking and attractive curb appeal, providing a welcoming stop for guests. Whether you're seeking a family-friendly business or an opportunity to capitalize on the town's growing economy, the Viking Lamplighter Motel offers tremendous value and growth potential. With a diverse and consistent clientele, this is a rare chance to own a successful business in an appreciating market. The property's value has seen significant increases over the past several years, as reflected in official assessment reports. The building size is estimated. Contact us today to learn more and schedule a viewing of this exceptional property. The financing can be arranged.

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