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## 4901 RIVER ROAD STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Fort Vermilion, Alberta


**Listing ID:**  
30123


**MLS ID:**  
A2208667

**\$798,000**



 **TIM ANDERSON**  
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 4901 River Road Street , Fort Vermilion , Alberta T0H 1N0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 82
<b>Zoning</b> Fort Vermillion Community	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Free-Standing,See Remarks
<b>Year Built</b> 1974	<b>Structure Type</b> Hotel/Motel	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Hotel/Motel	<b>Legal Plan</b> Plan 2938RS	<b>Building Area (Sq. Ft.)</b> 25000.00
<b>Building Area (Sq. M.)</b> 2322.56	<b>Construction Type</b> Stucco	<b>Roof</b> See Remarks
<b>Cooling</b> Other	<b>Heating</b> Hot Water,Radiant	<b>Inclusions</b> None
<b>Restrictions</b> None Known,See Remarks	<b>Reports</b> Annual Property Operating Data	

18 unit Motor Inn on the banks of the beautiful Peace River. The hotel has a restuarant and lounge with eleven (11) VLT's. Rooms are airconditioned, equipped with premium bedding, coffee makers, refrigerators and microwaves. The immediate trading area is just under 10,000+/- which includes both High Level (within 50 minutes) and La Crete (within 30 minutes). Both towns have approximately 4000 population with more towns, including Fort Vermillion inn the area Fist Nations in the area. Some specifications will need to be verified. We love to cooperate and applicants and their agents will need to sign a Non-Disclosure, Non-Circumvention Agreements (NDA) to receive confidential information.

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