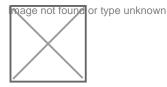


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4901 RIVER ROAD STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationFort Vermilion, Alberta

Listing ID: 30123

MLS ID: A2208667 \$798,000



- **△** TIM ANDERSON
- **2** (403) 862-4179
- Royal LePage Mission Real Estate
- **403-457-4292**

rP.

4901 River Road Street , Fort Vermilion , Alberta $\,$ T0H 1N0 $\,$

Transaction Type

For Sale

Title

Fee Simple

Days On Market

82

Zoning

Fort Vermillion Community

Subdivision

NONE

Building Type

Commercial Mix, Free-Standing, See

Remarks

Year Built

1974

Structure Type

Hotel/Motel

Property Type

Commercial

Property Sub Type

Hotel/Motel

Legal Plan Plan 2938RS Building Area (Sq. Ft.)

25000.00

Building Area (Sq. M.)

2322.56

Construction Type

Stucco

Roof

See Remarks

Cooling Other

Heating

Hot Water.Radiant

Inclusions

None

Restrictions

None Known, See Remarks

Reports

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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