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## HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Torrington, Alberta



**Listing ID:**  
30182


**MLS ID:**  
A2211728

**\$610,000**



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 102 First Ave , Torrington , Alberta T0M 2B0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 78
<b>Business Name</b> Torrington Hotel	<b>Business Type</b> Hotel/Motel	<b>Zoning</b> Hamlet General District
<b>Subdivision</b> NONE	<b>Nearest Town</b> Torrington	<b>Building Type</b> Free-Standing,Low Rise (2-4 stories),Mixed Use,See Remarks
<b>Year Built</b> 1954	<b>Structure Type</b> Hotel/Motel	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Hotel/Motel	<b>Legal Plan</b> 5861 GN	<b>Building Area (Sq. Ft.)</b> 9029.00
<b>Building Area (Sq. M.)</b> 838.81	<b>Lot Size (Sq. Ft.)</b> 15350	<b>Lot Size (Acres)</b> 0.35
<b>Inclusions</b> See Schedule A	<b>Restrictions</b> See Remarks	<b>Reports</b> Annual Property Operating Data,Audited Financial Statements,Legal Description,Title

Welcome to an exceptional opportunity to own a thriving business. This unique property boasts a 10-room motel with additional land, presenting an array of amenities that make it a one-stop destination for both locals and travelers alike. Property Features: Motel: Ten well-appointed rooms provide a comfortable and inviting stay for guests. Whether it's a weekend getaway or an extended stay, the motel offers a relaxing environment. Entertainment Hub: The property features a range of entertainment options, including four Video Lottery Terminals (VLTs), a full bar, and a restaurant. The inclusion of a golf simulator, karaoke machine, and an ATM ensures a lively atmosphere, making it a local favorite. Liquor Store: Conveniently located on-site, the liquor store caters to the needs of guests and residents, offering a diverse selection of beverages. Owner's Suite: The property comes complete with a spacious one-bedroom owner's suite, featuring a full kitchen, office, and living room. This allows owners to reside on-site, minimizing living expenses and maximizing the convenience of managing the business. Long-Standing Ownership: With a dedicated owner at the helm for the past 15 years, this establishment has become a staple in the community. The current owner's decision to retire opens up an exciting opportunity for a new owner to carry on the legacy. Monopoly in Town: This property holds a unique position as the only motel, liquor store, and bar in town. With the nearest competition located over 28 kilometers away, it enjoys a monopoly in the area, ensuring a steady flow of customers. Stable Business: The business has demonstrated stability over the years, with consistent and reliable sales. This reliability provides a solid foundation for new owners to build upon and explore further growth opportunities. Why Invest: For a young family or a couple seeking a change of pace, this property offers the perfect blend of business ownership and comfortable living. The attached owner's suite allows for a seamless work-life balance, and the diverse range of offerings ensures multiple revenue streams. Seize the opportunity to own a business with a proven track record and solid community standing. Take the reins of this turnkey operation and continue the tradition of excellence in hospitality and entertainment that has defined this property for the past 15 years. Contact your favourite real estate agent today to schedule a viewing and explore the endless possibilities that await with this all-in-one hospitality and entertainment gem. Please note that the list price does not include inventory.

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