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## HOSPITALITY, HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Drumheller, Alberta



**Listing ID:**  
30446


**MLS ID:**  
A2217986

**\$3,590,000**



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

 MaxWell Canyon Creek  
 403-278-8899

 101 Grove Place , Drumheller , Alberta T0J0Y0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 84
<b>Business Name</b> Drumheller Travelodge	<b>Business Type</b> Hospitality,Hotel/Motel	<b>Zoning</b> HWY-C – Highway Commerci
<b>Subdivision</b> Downtown Drumheller	<b>Building Type</b> Free-Standing,See Remarks	<b>Year Built</b> 1979
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Hotel/Motel
<b>Legal Plan</b> 7911235	<b>Building Area (Sq. Ft.)</b> 15637.38	<b>Building Area (Sq. M.)</b> 1452.75
<b>Lot Size (Sq. Ft.)</b> 47480	<b>Lot Size (Acres)</b> 1.09	<b>Inclusions</b> will provide
<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> Appraisal	

This 2 stories 49 rooms limited services franchise hotel occupies a location with access and exposure to Highway #9. The subject benefits from the synergies created along this highway commercial node. Drumheller's economy is based on agriculture and tourism with the oil and gas industry. Located on the CN main line linking Calgary and Saskatoon, it is a service center for the surrounding agricultural area engaged in grain production, specialty crop that, hay production, and ranching. There are several tourist attraction places such as the Drumheller Valley, the Tyrell Museum of Palaeontology which is the largest museum archaeological display in the world, has always held a degree of appeal for tourists. It is estimated that the number of visitors to the area has tripled to approximately 500,000 per annum. Revenue) 2024: \$1,079,406, 2023:\$1,061,049, NOI) 2024 : \$355,298, 2023: \$376,772

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