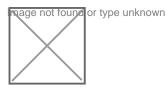


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HOSPITALITY, HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationListing ID:MLS ID:Drumheller, Alberta30446A2217986

\$3,590,000



- △ FRANCIS LEE
- **2** (403) 680-6130
- **403-278-8899**
- 101 Grove Place , Drumheller , Alberta T0J0Y0

Transaction Type

For Sale

Business Name

Drumheller Travelodge

Subdivision

Downtown Drumheller

Structure Type Low Rise (2-4 stories)

Legal Plan 7911235

Lot Size (Sq. Ft.)

47480

Restrictions
Utility Right Of Way

Title

Fee Simple

Business Type

Hospitality, Hotel/Motel

Building Type

Free-Standing, See Remarks

Property Type

Commercial

Building Area (Sq. Ft.)

15637.38

Lot Size (Acres)

1.09

ReportsAppraisal

Days On Market

84

Zoning

HWY-C - Highway Commerci

Year Built

1979

Property Sub Type

Hotel/Motel

Building Area (Sq. M.)

1452.75

Inclusions

will provide

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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