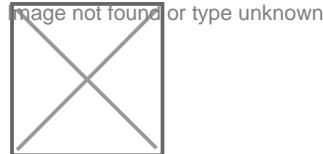


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 306 3RD STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Blue Ridge, Alberta

**Listing ID:**  
30451

**MLS ID:**  
A2218211

**\$420,000**



 **JIM RENNIE**  
 (780) 778-0202

 **RE/MAX ADVANTAGE (WHITECOURT)**  
 780-778-6678

 306 3rd Street , Blue Ridge , Alberta T0E 0B0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	264	Hamlet Commercial
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
NONE	1978	Hotel/Motel
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Hotel/Motel	84NY
		<b>Inclusions</b>
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	Kitchen equipment, bar equipment, pool table, ATM, table and chairs, hotel room furnishings
10833.00	1006.41	
<b>Restrictions</b>	<b>Reports</b>	
None Known	Financial Statements	

This location has incredible potential! With a ten room hotel on the second floor, a restaurant and lounge, this business has the market cornered in the region. It is at the doorstep of West Fraser Blue Ridge, a lumber mill that directly employs 585 employees, with no other restaurants or hotels in the vicinity. Lounge comes with 3 VLT's and an ATM, again the only one in the area.

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