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HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Sundre, Alberta



Listing ID:
30466


MLS ID:
A2217747

\$1,750,000



 **SHELLEY KOHUT**
 (403) 638-8800

 **RE/MAX ACA Realty**
 403-946-5657

 701 Main Avenue W, Sundre , Alberta T0M1X0

TURNKEY MOTEL Excellent Highway exposure. Well Maintained. 1.4 acres. 38 Units plus owners suite. This is your opportunity to own a motel in the vibrant and growing community of Sundre, Ab. Situated on the west end of town with prime visibility and access directly off Highway 27, this 1.4 acre property is exceptionally maintained and caters to Sundre's tourism, oil & gas, and the forestry sectors. 38 guest units in total, 2 spacious one-bedroom kitchenette suites, 8 standard kitchenette rooms, 28 non-kitchenette suites. A spacious owners suite with one bedroom, large living room, full kitchen, office and 1.5 bathrooms. All the necessary equipment and chattels included for seamless operation. Two buildings: the front one is built in 1996 and houses the main office and features hot water boiler heat. The second building built in 2005 features heat pumps for heating and air conditioning. Easy access, ample parking and great visibility. Zoned for highway commercial use. The opportunity also exists to convert into low income housing as long as a component of the property is used for Commercial. This is a previously well established income-producing property in a high-traffic location and solid local support and potential for further growth. **DO NOT APPROACH OWNERS. SHOWINGS BY APPOINTMENT ONLY.**

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