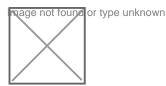


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HOSPITALITY, HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationListing ID:MLS ID:Athabasca, Alberta31182A2236039

\$3,250,000



△ SIMON CHOI

RE/MAX Complete Realty

403-930-8555

4004 Highway 2 S, Athabasca , Alberta T9S 1B5

Transaction Type

For Sale

Days On Market

90

Zoning Commercial

Building TypeFree-Standing

Structure Type
Hotel/Motel

Property Type Commercial

Legal Plan 7720053

Building Area (Sq. Ft.)

9528.30

Lot Size (Sq. Ft.)

85377

Lot Size (Acres)

1.96

Restrictions None Known

Reports Title **Transaction Type**

For Sale

Business Type
Hospitality,Hotel/Motel

Subdivision Athabasca Town

Year Built 2001

Structure Type Hotel/Motel

Property Sub Type

Hotel/Motel

Legal Plan 7720053

Building Area (Sq. M.)

885.20

Lot Size (Sq. Ft.)

85377

Inclusions

The Seller will provide the chattel &

equipment list.

Restrictions
None Known

Days On Market

7

ZoningCommercial

SubdivisionAthabasca Town

Year Built 2001

Property Type Commercial

Property Sub Type

Hotel/Motel

Building Area (Sq. Ft.)

9528.30

Building Area (Sq. M.)

885.20

Lot Size (Acres)

1.96

Inclusions

The Seller will provide the chattel &

equipment list.

Reports Title

Conveniently located near Highway 2, the Old Brick School, and the Athabasca Native Centre. Features include on-site laundry, barbecue grills, a conference center, and a fitness room. Easy to operate — primary clientele consists of long-term workers. Includes a manager's suite with 1 bedroom, 1 bathroom, kitchen, and living room. Just 90 minutes from Edmonton and 3 hours from Fort McMurray. NOTE: Revenue (ear end March 31), 2023: \$900,460, 2024: \$910,736, 2025: \$932,327. NOI: 2023: \$605,000, 2024: \$612,000, 2025: \$668,000. Year built: 1979 (26 rooms), 2001 (10 rooms)

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