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HOSPITALITY, HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Athabasca, Alberta



Listing ID:
31182

MLS ID:
A2236039

\$3,250,000



 **SIMON CHOI**

 RE/MAX Complete Realty
 403-930-8555

 4004 Highway 2 S, Athabasca , Alberta T9S 1B5

Transaction Type

For Sale

Transaction Type

For Sale

Days On Market

7

Days On Market

90

Business Type

Hospitality,Hotel/Motel

Zoning

Commercial

Zoning

Commercial

Subdivision

Athabasca Town

Subdivision

Athabasca Town

Building Type

Free-Standing

Year Built

2001

Year Built

2001

Structure Type

Hotel/Motel

Structure Type

Hotel/Motel

Property Type

Commercial

Property Type

Commercial

Property Sub Type

Hotel/Motel

Property Sub Type

Hotel/Motel

Legal Plan

7720053

Legal Plan

7720053

Building Area (Sq. Ft.)

9528.30

Building Area (Sq. Ft.)

9528.30

Building Area (Sq. M.)

885.20

Building Area (Sq. M.)

885.20

Lot Size (Sq. Ft.)

85377

Lot Size (Sq. Ft.)

85377

Lot Size (Acres)

1.96

Lot Size (Acres)

1.96

Inclusions

The Seller will provide the chattel & equipment list.

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Restrictions

None Known

Restrictions

None Known

Reports

Title

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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