

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.

## 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

**Days On Market**

7

**Zoning**

Commercial

**Subdivision**

Athabasca Town

**Year Built**

2001

**Structure Type**

Hotel/Motel

**Property Type**

Commercial

**Property Sub Type**

Hotel/Motel

**Legal Plan**

7720053

**Building Area (Sq. Ft.)**

9528.30

**Building Area (Sq. M.)**

885.20

**Lot Size (Sq. Ft.)**

85377

**Lot Size (Acres)**

1.96

**Inclusions**

The Seller will provide the chattel &amp; equipment list.

**Restrictions**

None Known

**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)

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.