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4822 HIGHWAY 49 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Spirit River, Alberta



Listing ID:
31237


MLS ID:
A2236913

\$899,000



 **LEAH MILLAR**
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 eXp Realty
 403-262-7653

 4822 Highway 49 , Spirit River , Alberta T0H3G0

Transaction Type For Sale	Title Fee Simple	Days On Market 273
Zoning HD	Subdivision NONE	Year Built 2000
Structure Type Hotel/Motel	Property Type Commercial	Property Sub Type Hotel/Motel
Legal Plan 2378NY	Building Area (Sq. Ft.) 15641.00	Building Area (Sq. M.) 1453.08
Lot Size (Sq. Ft.) 121532	Lot Size (Acres) 2.79	Inclusions Furniture and appliances, outbuildings, skidster w/bucket, blade and sweeper
Restrictions None Known	Reports None	

MOTEL 49; Turn-key business with reputation for clean comfortable rooms. Great Highway 49 frontage. 2.79 acres with 43 room motel in Spirit River. Currently owner-operated. All rooms include a microwave and mini-fridge. Kitchenettes have fridge, stove, microwave. All furniture, linens (2022) and appliances are included. Room structure includes Single bedrooms, Single bedrooms w/kitchenette, Double/Queen suite, Double/Queen suite w/kitchenette. Building A has living quarters (3 bedroom 2 bathroom), the office and rooms, built in 1968. Building A had a new sewer pipe installed in Aug 2023. Building B was added in 1978 and building C is a two-story building added in 2000, with new concrete at front and electrical plug-ins for vehicles. The yard is mostly paved and has TONS of parking for commercial vehicles and equipment. Bobcat w/snow bucket, blade and sweeper is included; snow clearing is a breeze. Buildings are heated via radiant heat from HWT/boiler system; efficient. Building B and C also have A/C. Building C has metal roofing, in-floor heat and new boiler installed 2023. Commercial laundry on site for staff use. Coin laundry (coin use de-activated) for guests. Great investment property with good return and potential. Servicing commercial guests for the surrounding areas, supplemented by recreational guests such as hunters, and travellers to the Alaska Highway. Call to book your private viewing today!

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