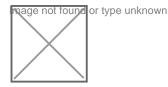


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **1049 WATERTON AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Pincher Creek, Alberta

Listing ID: 31447

MLS ID: A2242304

\$3,190,000



<sup>△</sup> ROCKY PARK

**(403)** 681-7512

□ CIR Realty

**403-247-7770** 

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1049 Waterton Avenue, Pincher Creek, Alberta T0K 1W0

**Transaction Type** 

For Sale

Days On Market

С

Zoning

Subdivision

NONE

Year Built 1974

Hotel/Motel

Structure Type

Hotel/Motel

**Property Type** 

Commercial

**Property Sub Type** 

Legal Plan

Building Area (Sq. Ft.)

9130.00

Building Area (Sq. M.)

850IB

848.20

Lot Size (Sq. Ft.)

36590

Lot Size (Acres)

0.84

Inclusions N/A Restrictions
None Known

Reports

**Financial Statements** 

\*\*Owner retiring and downsizing\*\* Seize this rare chance to own a thriving franchise motel, fully renovated in 2023, located in a high-demand tourism area just minutes from Waterton Lakes National Park, and key energy sector routes. This award-winning property boasts exceptional condition and cash flow with strong year-round demand from tourists, contractors, and corporate clients. Key Features are \* 30 rooms(27 kitchenette rooms) \* 3 bedroom living quarters \* Outstanding reputation: 4.7 Google reviews. Growth opportunities include \* Highway 3 Twinning: Ongoing infrastructure improvements through Pincher Creek enhance accessibility, and \* Grassy Mountain Coal Mine: Proposed \$1.1B, 25-year project expected to drive long-term housing demand. With strong sales and high profitability, this motel is a top-performing hospitality asset with significant upside potential. Don't miss this opportunity to invest in a turnkey business in a sought-after location.

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