

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



 **ROCKY PARK**
 (403) 681-7512

 **CIR Realty**
 403-247-7770

 1049 Waterton Avenue , Pincher Creek , Alberta T0K 1W0

Transaction Type For Sale	Days On Market 3	Zoning C
Subdivision NONE	Year Built 1974	Structure Type Hotel/Motel
Property Type Commercial	Property Sub Type Hotel/Motel	Legal Plan 850IB
Building Area (Sq. Ft.) 9130.00	Building Area (Sq. M.) 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.

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.