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HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Hanna, Alberta



Listing ID:
32555


MLS ID:
A2265088

\$2,080,000



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 519 2 Avenue W, Hanna , Alberta T0J 1P0

Transaction Type For Sale	Title Fee Simple	Days On Market 48
Business Name WEST VIEW MOTEL	Business Type Hotel/Motel	Zoning CT
Subdivision Hanna	Building Type Free-Standing	Year Built 1978
Structure Type Hotel/Motel	Property Type Commercial	Property Sub Type Hotel/Motel
Legal Plan 6170HW	Building Area (Sq. Ft.) 17985.00	Building Area (Sq. M.) 1670.85
Lot Size (Sq. Ft.) 74052	Lot Size (Acres) 1.70	Roof Metal
Inclusions all furniture, furnishing, appliances, and equipment used in the operation of the motel	Restrictions None Known	Reports Call Lister

Located in Hanna, Alberta—a regional hub for energy, agriculture, and essential services—the WEST VIEW MOTEL offers investors a rare turnkey hospitality opportunity. Hanna benefits from stable economic drivers including oil & gas, power generation (natural gas turbine station, wind energy projects, and proposed solar farms), and large-scale farming operations, which together bring a consistent flow of long-term workers and travelers to the area. The town also serves as a service centre for surrounding rural communities, featuring schools, a hospital, and essential retail, supporting a steady local population of approximately 2,500 with a broader regional draw. The WEST VIEW MOTEL is well-positioned within this market, where only three motels compete, including one at the high end (Canalta at \$200/night), leaving West View ideally placed to capture mid-market and extended-stay demand. The property sits on 1.7 acres with 44 guest rooms, a two-bedroom manager's suite, nearly 18,000 sq.ft. of improvements, and additional land for parking or future development. Significant upgrades have been completed, including a new sloped metal roof, full exterior and interior painting, hardwood flooring, new furniture, modern PTAC units, and in-room amenities, ensuring minimal capital requirements for incoming ownership. With a strong operating history, upgraded facilities, and a resilient market supported by industry and infrastructure, WEST VIEW MOTEL represents a compelling investment with immediate income and long-term growth potential. Attached NDA required for more information.

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