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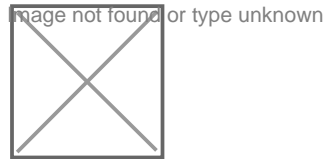
**Regional Contact**

Communications Clerk 403-653-3366 info@cardston.ca Visit Website

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## HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Swan Hills, Alberta

**Listing ID:**  
33009

**MLS ID:**  
A2272522

**\$1,390,000**



**MICHELLE ZENON**  
 (780) 986-2900

RE/MAX Real Estate (Edmonton)  
 780-986-2900

5125 North Avenue NW, Swan Hills , Alberta T0G 2C0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 149
<b>Business Name</b> Welcome Inn	<b>Business Type</b> Hotel/Motel	<b>Zoning</b> 70
<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing	<b>Year Built</b> 2009
<b>Structure Type</b> Hotel/Motel	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Hotel/Motel
<b>Legal Plan</b> 209NY	<b>Building Area (Sq. Ft.)</b> 10340.00	<b>Building Area (Sq. M.)</b> 960.61
<b>Lot Size (Sq. Ft.)</b> 10340	<b>Lot Size (Acres)</b> 0.24	<b>Construction Type</b> Stucco,Wood Frame
<b>Roof</b> Asphalt Shingle	<b>Foundation</b> None	<b>Heating</b> Boiler,Natural Gas
<b>Inclusions</b> Furniture All, Microwaves All, Tv's All, Snow Clearing Tractor	<b>Restrictions</b> None Known	<b>Reports</b> Appraisal,Financial Statements

Fantastic opportunity to own & operate your own family-run business in Alberta. This 32-unit motel built in 2009, is a turnkey operation with income potential. Designed with long-term sustainability featuring insulated concrete construction, an 800-amp electrical system, hydronic in-floor heating, laminate flooring, Ceramic Tile Showers & Full A/C in every unit. Located on a 4.74-acre parcel zoned Highway Commercial, only 1.5 acres are currently developed, leaving Excellent potential to add a restaurant, lounge, or convenience store—ideal for involving family members in the day-to-day operations & expansion. Motel includes 16-1 bedroom & 16-2 bedroom units, no shared walls for maximum guest privacy. With 15 RV hookups, flexible rental options for daily, weekly, or monthly stays, certified appraisal & a strong 9% cap rate. This is an outstanding opportunity for families looking to build a lasting, profitable business. A rare chance to invest in your future and work side by side with those who matter most.

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