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HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Grande Cache, Alberta

Listing ID:
33146

MLS ID:
A2274063

\$1,650,000



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 10005 100 Street , Grande Cache , Alberta T0E 0Y0

Transaction Type For Sale	Transaction Type For Sale	Title Fee Simple
Title Fee Simple	Days On Market 46	Days On Market 156
Business Name Alpine Lodge Motel	Business Type Hotel/Motel	Zoning COM
Zoning COM	Subdivision NONE	Subdivision NONE
Year Built 1973	Year Built 1973	Structure Type Hotel/Motel
Structure Type Hotel/Motel	Property Type Commercial	Property Type Commercial
Property Sub Type Hotel/Motel	Property Sub Type Hotel/Motel	Legal Plan 2650RS
Legal Plan 2650RS	Building Area (Sq. Ft.) 0.00	Building Area (Sq. Ft.) 0.00
Building Area (Sq. M.) 0.00	Building Area (Sq. M.) 0.00	Lot Size (Sq. Ft.) 37461
Lot Size (Sq. Ft.) 37461	Lot Size (Acres) 0.86	Lot Size (Acres) 0.86
Inclusions Motel business (DBA:Alpine Lodge Motel), all furniture, furnishings, appliances, and equipment used in the operation of the motel	Inclusions Motel business (DBA:Alpine Lodge Motel), all furniture, furnishings, appliances, and equipment used in the operation of the motel	Restrictions None Known
Restrictions None Known	Reports Financial Statements	Reports Financial Statements

Alpine Lodge Motel in Grande Cache, AB offers 34 well-maintained rooms on a 37,600 sq ft lot, including 20 kitchenette units and 14 standard rooms. The property includes an on-site manager's suite, a leased 1,700 sq ft sushi restaurant, lobby, front office, laundry facility with 3 washers and 1 dryer, electrical and boiler rooms, and a paved, landscaped parking area. Since 2019, approximately \$247,000 has been invested in key upgrades such as heating and water-line replacement, new doors and windows, card-key access, security cameras, furniture, and a new boiler and hot-water system. The motel is strategically positioned to serve Grande Cache's strong industrial economy. Located in the Montney Basin, the region supports ongoing metallurgical coal mining, natural gas and oil activity, forestry operations, and a major natural gas-fired power plant. Worker accommodation demand remains consistently high from construction crews, mine workers, and rotating energy-sector personnel. Seasonal tourist traffic also contributes, with Willmore Wilderness Park drawing hikers, hunters, and outdoor enthusiasts throughout the year. This is a turnkey opportunity in a resilient market with steady worker demand and growing recreational visitation.

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