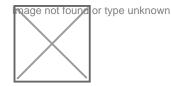


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10005 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationGrande Cache, Alberta

Listing ID: 33146

MLS ID: A2274063

\$1,650,000



△ JAY CHOI

(604) 790-1035

■ Grand Realty

403-460-3888

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10005 100 Street , Grande Cache , Alberta T0E 0Y0

Transaction Type

Title

Days On Market

For Sale

Fee Simple

Zoning COM Subdivision

NONE

1973

Year Built

Structure Type

Property Type

Property Sub Type

Hotel/Motel

Commercial

Hotel/Motel

Legal Plan

Building Area (Sq. Ft.)

Building Area (Sq. M.) 0.00

2650RS

0.00

Inclusions

Lot Size (Sq. Ft.)

Lot Size (Acres)

Motel business (DBA:Alpine Lodge Motel), all furniture, furnishings,

37461

0.86

appliances, and equipment used in the

operation of the motel

Restrictions

Reports

None Known

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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