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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



 **JAY CHOI**
 (604) 790-1035

 **Grand Realty**
 403-460-3888

 10005 100 Street , Grande Cache , Alberta T0E 0Y0

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