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## 5302 46 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Taber, Alberta

**Listing ID:**  
33454

**MLS ID:**  
A2277527

**\$3,650,000**



👤 **ROCKY PARK**  
✉ (403) 681-7512

🏢 **CIR Realty**  
✉ 403-247-7770

📍 **5302 46 Avenue , Taber , Alberta T1G 2A8**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	3	CCD(Comprehensive Commerc
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
NONE	1978	Hotel/Motel
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Hotel/Motel	6390L
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
10622.00	986.81	34848
<b>Lot Size (Acres)</b>	<b>Inclusions</b>	<b>Restrictions</b>
0.80	N/A	None Known

#### Reports

Financial Statements

Seize a rare opportunity to acquire a high-performing, frequent nationwide award-winning franchise motel located in the "Corn Capital of Canada." Positioned strategically on Highway 3, this property enjoys maximum visibility and a steady stream of commercial and leisure traffic. This is a turnkey investment with a proven reputation for excellence and guest satisfaction. The Property boasts \* 50 Well-Appointed Rooms: A versatile mix of guest accommodations designed to meet the needs of long-term workers, families, and solo travellers. \* Spacious Living Quarters: Includes a full 3-bedroom owner/manager suite, offering comfort and convenience for on-site operators. \* Meeting Room: An essential revenue driver for local business functions and regional training sessions. \* Fitness Room: A competitive edge that attracts health-conscious travellers and high-value corporate accounts. \* Central Location: Situated at the absolute centre of town, guests are within walking distance to local dining, retail, and municipal services. Taber is currently experiencing a massive economic surge, positioning this motel for significant revenue growth. The property is perfectly situated to house the workforce for several multi-million dollar projects in the immediate area: \* Highway 3 Twinning Project: Active construction is bringing a large influx of contractors and transportation professionals directly past the motel's front door. \* Proteus Alberta Solar Projects: As a hub for renewable energy, the region is seeing substantial investment in solar infrastructure, driving high demand for short and long-term stays. \* Agri-Industrial Growth: Located in the heart of the "Food Corridor," the motel benefits from the year-round activity of Taber's booming agricultural sector.

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