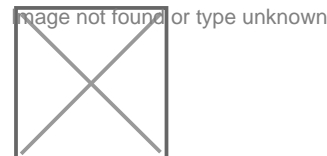


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

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