

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.

## 848 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Cardston, Alberta

**Listing ID:**  
33604

**MLS ID:**  
A2279592

**\$1,950,000**



 **BRAD BEAZER**  
 (403) 653-4947

 **RE/MAX CARDSTON REALTY**  
 403-653-4947

 848 Main Street , Cardston , Alberta T0K 0K0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	1	DRIVE-IN/HIGHWAY COMMERCIAL
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
NONE	1972	Hotel/Motel
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Hotel/Motel	2247G
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Heating</b>
13902.00	1291.53	Natural Gas
<b>Inclusions</b>		
All current room furnishings, beds, tables, chairs, nightstands, dressers, window coverings, computers, and office equipment.	<b>Restrictions</b> See Remarks	<b>Reports</b> Audited Financial Statements

Excellent opportunity to own a well-established motel in Cardston, Alberta. This 37-room property benefits from a strong history of repeat clientele and consistent seasonal performance, making it an ideal investment for an owner-operator or investor seeking a stable hospitality business. The majority of business demand occurs during the busy summer tourism season from June through September, when the area experiences high visitor traffic. This seasonal peak provides strong annual revenue potential, while the shoulder and off-season months offer opportunity for continued growth through marketing and expanded services. The motel offers a wide variety of room configurations to accommodate diverse guest needs, including standard rooms, multi-room suites, and units with kitchenettes. Many of the rooms have been recently renovated and updated, providing modern, comfortable accommodations with additional upside for further improvements. A major added benefit is the on-site 1,800 sq. ft. three-bedroom living quarters, ideal for an owner or property manager. This private residence adds significant value and convenience for hands-on operation. The property also includes additional space that could be renovated into a monthly rental unit. With strong local demand for long-term housing in Cardston, this presents an excellent opportunity to create a reliable year-round income in addition to the motel operations. Additional features include ample storage areas, functional common spaces, and room for potential future expansion. The size and layout of the property provides flexibility to grow operations and increase revenue streams over time. The current manager has been successfully operating the motel for nearly two years and is willing to remain with new ownership, ensuring continuity and a smooth transition.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.