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4417 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
St. Paul, Alberta



Listing ID:
33816


MLS ID:
A2282785

\$1,290,000



 **ROCKY PARK**
 (403) 681-7512

 CIR Realty
 403-247-7770

 4417 50 Avenue , St. Paul , Alberta T0A 3A3

Transaction Type For Sale	Days On Market 124	Zoning C
Subdivision NONE	Year Built 1965	Structure Type Hotel/Motel
Property Type Commercial	Property Sub Type Hotel/Motel	Legal Plan 6211MC
Building Area (Sq. Ft.) 9330.00	Building Area (Sq. M.) 866.78	Lot Size (Sq. Ft.) 22651
Lot Size (Acres) 0.52	Inclusions N/A	Restrictions None Known

Reports

Financial Statements

Secure a turn-key, highly profitable motel in a prime St. Paul location. Renowned for its cleanliness and exceptional value, the Woodland Motor Inn is an easy-to-operate business with a loyal guest base and massive growth potential. It has 24 well-maintained rooms + a spacious 2-bedroom manager's suite. * 9,330 sqft building on a large 22,500 sqft lot. * Strong sales and high profitability * owner is retiring. * Centrally located in town for maximum visibility and guest convenience. * Future Upside: Ideally positioned to capitalize on the Pathways Alliance CO2 Project (2027–2029). This massive nearby development will bring a significant surge in demand for workforce housing, ensuring high occupancy and increased revenue for years to come. A rare opportunity for an owner-operator or investor to step into a successful business just before a regional industrial boom.

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