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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	Days On Market	Zoning
For Sale	1	C
Subdivision	Year Built	Structure Type
NONE	1965	Hotel/Motel
Property Type	Property Sub Type	Legal Plan
Commercial	Hotel/Motel	6211MC
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
9330.00	866.78	22651
Lot Size (Acres)	Inclusions	Restrictions
0.52	N/A	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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