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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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 64	<b>Zoning</b> C
<b>Subdivision</b> NONE	<b>Year Built</b> 1965	<b>Structure Type</b> Hotel/Motel
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Hotel/Motel	<b>Legal Plan</b> 6211MC
<b>Building Area (Sq. Ft.)</b> 9330.00	<b>Building Area (Sq. M.)</b> 866.78	<b>Lot Size (Sq. Ft.)</b> 22651
<b>Lot Size (Acres)</b> 0.52	<b>Inclusions</b> N/A	<b>Restrictions</b> 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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