

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.

## BED & BREAKFAST, HOTEL/MOTEL FOR SALE



Businesses and Franchises for Sale > Business for Sale

**Location**  
Fairview, Alberta

**Listing ID:**  
34063

**MLS ID:**  
A2284588

**\$8,000,000**



 **KELLI RODRIGUEZ**  
 (403) 909-8656

 Century 21 Bravo Realty  
 403-250-2882

 Fairview , Alberta

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 66
<b>Business Type</b> Bed & Breakfast,Hotel/Motel	<b>Zoning</b> Highway Commercial	<b>Building Type</b> Free-Standing,Low Rise (2-4 stories)
<b>Year Built</b> 1982	<b>Structure Type</b> Hotel/Motel	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Hotel/Motel	<b>Building Area (Sq. Ft.)</b> 63540.00	<b>Building Area (Sq. M.)</b> 5903.01
<b>Lot Size (Sq. Ft.)</b> 141570	<b>Lot Size (Acres)</b> 3.25	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Exceptional opportunity to acquire a large, full-service 80-room hotel strategically located on a major provincial highway serving the greater Peace River region and surrounding Peace Country industrial corridor. This well-maintained, family-owned hospitality asset is situated on a substantial commercial land parcel with excellent highway frontage and ample parking, attracting steady year-round demand from oil & gas, forestry, construction crews, regional government travel, tourism, and commercial highway traffic.

PROPERTY FEATURES: 80 guest rooms, including executive suites, bridal suite with Jacuzzi, and diverse room configurations On-site coffee shop, formal dining room, licensed pub, sports bar featuring 10 VLTs, Liquor store, Banquet room and meeting room for events and corporate functions, Large, high-end commercial kitchen with walk-in coolers and freezers. Separate structure with additional income-producing suites, On-site manager suite, extensive surface parking suitable for guest vehicles and crew trucks. Ongoing upgrades and strong maintenance history. The property is recognized as a strong regional employer and established community presence. Diversified income streams (rooms, food & beverage, liquor, VLTs, events) provide operational stability and growth potential. Positioned near the Peace River corridor, this asset serves both industrial and tourism markets, including Northern Lights visitors. Financials: Available to qualified purchasers upon execution of Confidentiality Agreement.

**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.