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## OTHER FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Grande Prairie, Alberta

**Listing ID:**  
34114

**MLS ID:**  
A2288365

**\$2,500,000**



 **GREG DOBKO**  
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 RE/MAX Grande Prairie  
 780-538-4747

 12002 & 12010 100 Street , Grande Prairie , Alberta T8V 4H5

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 48	<b>Business Type</b> Other
<b>Zoning</b> CA	<b>Subdivision</b> Central Business District	<b>Year Built</b> 1979
<b>Structure Type</b> Hotel/Motel	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Hotel/Motel
<b>Legal Plan</b> 7921475	<b>Building Area (Sq. Ft.)</b> 11086.00	<b>Building Area (Sq. M.)</b> 1029.91
<b>Lot Size (Sq. Ft.)</b> 47469	<b>Lot Size (Acres)</b> 1.09	<b>Heating</b> Hot Water,Natural Gas
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> Financial Statements

The Wild Rose Country Inn Ltd. has been a landmark in Grande Prairie 40 + years and has consistently maintained a profitable business. This motel features 64 rooms, has its own laundry facility, and a 4204 square foot restaurant with a 440 square foot patio. The restaurant is be operated on a profit share basis. There are 20 double bed rooms and 40 single bed rooms and 4 being used by staff. This motel is located in an ideal high exposure location with frontage off 100 Street. The subject property consists of 2 buildings with a total floor area of 11,260 square feet. Lot 3 is approximately 23,600 square feet and Lot 4 is approximately 23,800 square feet. Opportunities such as this are limited!

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