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## HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Valleyview, Alberta

**Listing ID:**  
34425

**MLS ID:**  
A2293579

**\$6,650,000**



 **SIMON CHOI**  
 (403) 479-1472

 RE/MAX Complete Realty  
 403-930-8555

 5402 HIGHWAY Street , Valleyview , Alberta T0H 3N0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 46
<b>Business Type</b> Hotel/Motel	<b>Zoning</b> HD (Highway Development D	<b>Subdivision</b> NONE
<b>Building Type</b> Free-Standing	<b>Year Built</b> 2007	<b>Structure Type</b> Hotel/Motel
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Hotel/Motel	<b>Legal Plan</b> 421KS
<b>Building Area (Sq. Ft.)</b> 35140.00	<b>Building Area (Sq. M.)</b> 3264.59	<b>Inclusions</b> The Seller will provide the chattel & equipment list.
<b>Restrictions</b> None Known	<b>Reports</b> Title	

Turn-key 50-room motel with strong revenue (~\$1.7M+) and established restaurant income. Located in a high-demand corridor serving oil & gas workforce and highway traffic. Potential franchise conversion opportunity to a recognized national brand (e.g., Super 8 by Wyndham). Preliminary discussions indicate possible franchisor-supported renovations (flooring, painting, interior upgrades), subject to approval. Excellent value-add opportunity with potential for improved branding, occupancy, and reduced capital expenditure. Large 3.39-acre site with future development potential.

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