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BAR/TAVERN/LOUNGE, HOTEL/MOTEL , LIQUOR STORE , RESTAURANT FOR SALE



Businesses and Franchises for Sale > Business for Sale



Location
Blackfalds, Alberta



Listing ID:
34658

MLS ID:
A2290919

\$4,300,000



 **SAM KIM**
 (403) 247-7770

 CIR Realty
 403-247-7770

 Blackfalds , Alberta

Transaction Type

For Sale

Days On Market

29

Business Type

Bar/Tavern/Lounge,Hotel/Motel ,Liquor Store ,Restaurant

Zoning

Commercial

Building Type

Commercial Mix,Free-Standing,Low Rise (2-4 stories)

Year Built

1958

Structure Type

Hotel/Motel

Property Type

Commercial

Property Sub Type

Hotel/Motel

Building Area (Sq. Ft.)

18805.00

Building Area (Sq. M.)

1747.03

Inclusions

N/A

Restrictions

None Known

Reports

Call Lister

Prime income-generating property offered at \$4.3 M, featuring 32 GUEST ROOMS, 21 VLTs, a FULL-SERVICE BAR, LIQUOR STORE, and TWO LEASED RESTAURANT spaces. This well-established operation delivers approximately \$2M in ANNUAL REVENUE, with multiple diversified income streams. Recent upgrades include approximately \$2 MILLION IN RENOVATIONS (2020), with significant improvements to guest rooms including NEW WASHROOM AND SEPARATE HAVC SYSTEMS, enhancing operational efficiency and guest experience. Situated on 0.6 acres, the building spans 25,392 sq. ft., including a 11,377 sq. ft. main floor and 6,587 sq. ft. basement, allowing for efficient operations and future potential. Owned and successfully operated by the same owner for over 20 years, this is a rare, stable, and profitable investment with proven performance. An ideal opportunity for investors seeking a high-cash-flow asset with diversified revenue streams and strong upside potential.

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