

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.

BAR/TAVERN/LOUNGE, HOSPITALITY, HOTEL/MOTEL, RESTAURANT FOR SALE



Businesses and Franchises for Sale > Business for Sale



Location
Blairmore, Alberta



Listing ID:
34777


MLS ID:
A2299557

\$1,299,000



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

 Century 21 Bravo Realty
 403-250-2882

 Blairmore , Alberta

Transaction Type For Sale	Title Fee Simple	Days On Market 25
Business Type Bar/Tavern/Lounge,Hospitality,Hotel/Motel ,Restaurant	Zoning CM-1	Nearest Town Crowsnest Pass
Building Type Free-Standing,Low Rise (2-4 stories)	Year Built 1915	Structure Type Hotel/Motel
Property Type Commercial	Property Sub Type Hotel/Motel	Building Area (Sq. Ft.) 14475.00
Building Area (Sq. M.) 1344.76	Inclusions N/A	Restrictions Easement Registered On Title,Historic Site
Reports Financial Statements,None		

Established Hospitality Asset – Motel, Restaurant & Tavern with Value-Add Potential. Rare opportunity to acquire a well-established, fully operational hospitality business offering multiple revenue streams and long-standing community presence. This three-storey property has been consistently maintained and operated, making it a strong turnkey investment. The motel features 17 guest rooms, including a mix of standard and family-style accommodations, all with full bathrooms. In addition, there are 2 supplementary rooms currently utilized for housekeeping/storage, enhancing operational efficiency. The property includes a licensed restaurant (approx. 65 seats) and a tavern/bar (approx. 120+ capacity) equipped with revenue-generating features such as pool tables, ATM, and entertainment systems. While VLTs were previously in operation, they have been removed; however, future operators may have the opportunity to reintroduce VLTs (subject to regulatory approval), representing a significant upside in revenue. A 2-bedroom furnished manager's suite is included, ideal for onsite ownership or management. Recent capital improvements include: Boilers replaced (2019) Roof updated (2018) New flooring in guest rooms and hallways (2020) New bar ice machine (2020) New beer cooler (2022) Investment Highlights: 17 guest rooms, including 2 bedroom manager suite with in-suite washer and dryer. Restaurant and tavern with strong capacity Multiple income streams under one roof Long operating history with established clientele Fully staffed, turnkey operation Value-add opportunity through VLT reintroduction. Located in a high-traffic corridor with year-round tourism drivers This is an excellent opportunity for experienced operators or investors seeking a stable hospitality asset with upside potential. Do not approach staff or ownership directly. Financials available upon execution of a Confidentiality Agreement (NDA).

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.