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HOTEL/MOTEL FOR SALE



Businesses and Franchises for Sale > Business for Sale

Location
Fort Macleod, Alberta



Listing ID:
35124


MLS ID:
A2308234

\$1,699,900



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This well-located hotel/motel presents an excellent investment opportunity in a busy Southern Alberta town at the intersection of Highways 2 and 3, approximately 90 minutes south of Calgary. The property benefits from strong year-round demand driven by local events, farm workers, and tourism, with Head-Smashed-In Buffalo Jump just 15 minutes away, Waterton Lakes National Park 40 minutes away, and the U.S. border within one hour. The motel features 28 guest rooms plus a spacious 4-bedroom, 2-bathroom manager's suite (two bedrooms upstairs and two downstairs), making it ideal for an owner-operator. During winter months, the property generates steady income through long-term rentals, achieving approximately \$1,300–\$1,500 per month for king rooms with kitchenettes. The roof and boiler system both have an estimated remaining lifespan of about five years, offering buyers the opportunity to plan future upgrades while benefiting from a strong existing location and diversified revenue stream. The business generates approximately \$350,000 in annual sales, and the current owner earns about \$200,000 per year, including salary. Five of the guest rooms have been recently renovated, presenting an opportunity for further upgrades to increase revenue. The property includes a building size of approximately 14,706 sq. ft. situated on a 35,937 sq. ft. (0.825-acre) lot.

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