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HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Valleyview, Alberta

Listing ID:
35161


MLS ID:
A2306774

\$1,950,000



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

 Century 21 Bravo Realty
 403-250-2882

 Valleyview , Alberta

Positioned in the heart of Alberta's thriving Peace Country, this well-established 61-room full-service hotel offers an exceptional investment opportunity in one of Northern Alberta's key service and resource-based communities. Strategically located directly on busy Highway 43, part of the CANAMEX trade corridor connecting Edmonton, Grande Prairie, British Columbia, and Alaska, the property benefits from outstanding year-round visibility, easy access, and consistent commercial traffic. Features include 56 guest rooms, 5 suites, lounge with VLTs, ample on-site parking, and approximately 2.45 acres of Highway Commercial land. The on-site restaurant is fully leased, providing additional rental income. Major capital improvements completed in 2015 include electrical upgrades, packaged air-conditioning units, partial room renovations, and exterior improvements. Valleyview serves as a major regional hub supporting oil & gas, forestry, agriculture, tourism, and transportation sectors, making this an excellent opportunity to acquire an established hospitality asset in Alberta's Peace Country.

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