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3218 63 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Drayton Valley, Alberta



Listing ID:
35234

MLS ID:
A2310646

\$1,900,000



 **ROCKY PARK**
 (403) 681-7512

 **CIR Realty**
 403-247-7770

 3218 63 Street , Drayton Valley , Alberta T7A 1S1

Transaction Type

For Sale

Days On Market

1

Zoning

I-LHT(Industrial, Light D

Subdivision

NONE

Year Built

2006

Structure Type

Hotel/Motel

Property Type

Commercial

Property Sub Type

Hotel/Motel

Legal Plan

0221133

Building Area (Sq. Ft.)

22044.00

Building Area (Sq. M.)

2047.94

Lot Size (Sq. Ft.)

84942

Lot Size (Acres)

1.95

Inclusions

N/A

Restrictions

None Known

Reports

Financial Statements

This meticulously maintained 52-room motel presents a premier investment opportunity in the heart of Drayton Valley's robust oil and gas sector. Built in 2006 and situated on a sprawling 1.95-acre lot, the property features a diverse room mix including 22 high-demand kitchenette suites—ideal for long-term industrial stays—and a comfortable 2-bedroom manager's suite for an owner-operator. With a stellar reputation evidenced by an 8.6 Expedia rating, the West Country Inn is a turn-key operation offering immediate cash flow and strong expansion potential. Now available as the current owners retire, this is an exceptional chance to acquire a top-tier hospitality asset in one of Alberta's most resilient economic hubs.

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