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HOSPITALITY FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Wainwright, Alberta



Listing ID:
35461


MLS ID:
A2315848

\$1,390,000



 **SIMON CHOI**
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 601 12 Avenue , Wainwright , Alberta T9W 1B3

Well-maintained 24-room motel located in Wainwright, offering stable cash flow and a semi-absentee ownership structure. The property generates approximately \$341,000 in annual revenue with an estimated NOI of ~\$139,000, providing an attractive return for investors. The motel features a strong mix of clientele including work crews, healthcare professionals, railway personnel, and general travelers, with approximately 50% of occupancy from long-term stays, ensuring consistent and predictable income. Fully renovated in 2016, the property is in turn-key condition with minimal immediate capital expenditure required. A new hot water tank was installed in 2025. The business is currently operated by an on-site manager couple, making it an ideal opportunity for investors seeking a passive or semi-passive income stream. The property includes a manager's suite attached to the front office for efficient operations. Situated on a 1.5-acre site, the property offers additional upside potential for future expansion or redevelopment. Excellent opportunity to acquire a stable hospitality asset in a resilient regional market.

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