



**701 Main Avenue W
Sundre, Alberta**

MLS # A2217747



\$1,750,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	Hotel/Motel
Sale/Lease:	For Sale
Bldg. Name:	The Kings Motel
Bus. Name:	-
Size:	15,513 sq.ft.
Zoning:	C-2

Heating: Baseboard, Boiler, Heat Pump, Natural Gas, Varies by Unit

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.48 Acres

Sewer: -

Lot Feat: City Lot, Level

Inclusions: Fridge, Electric stove, dishwasher

TURNKEY MOTEL Excellent Highway exposure. Well Maintained. 1.4 acres. 38 Units plus owners suite. This is your opportunity to own a motel in the vibrant and growing community of Sundre, Ab. Situated on the west end of town with prime visibility and access directly off Highway 27, this 1.4 acre property is exceptionally maintained and caters to Sundre's tourism, oil & gas, and the forestry sectors. 38 guest units in total, 2 spacious one-bedroom kitchenette suites, 8 standard kitchenette rooms, 28 non-kitchenette suites. A spacious owners suite with one bedroom, large living room, full kitchen, office and 1.5 bathrooms. All the necessary equipment and chattels included for seamless operation. Two buildings: the front one is built in 1996 and houses the main office and features hot water boiler heat. The second building built in 2005 features heat pumps for heating and air conditioning. Easy access, ample parking and great visibility. Zoned for highway commercial use. The opportunity also exists to convert into low income housing as long as a component of the property is used for Commercial. This is a previously well established income-producing property in a high-traffic location and solid local support and potential for further growth. **DO NOT APPROACH OWNERS. SHOWINGS BY APPOINTMENT ONLY.**