



GRASSROOTS
REALTY GROUP

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**101 Grove Place
Drumheller, Alberta**

MLS # A2217986



\$3,590,000

Division:	Downtown Drumheller
Type:	Hotel/Motel
Bus. Type:	Hospitality,Hotel/Motel
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Drumheller Travelodge
Size:	15,637 sq.ft.
Zoning:	HWY-C " Highway Commerci

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.09 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	will provide		

This 2 stories 49 rooms limited services franchise hotel occupies a location with access and exposure to Highway #9. The subject benefits from the synergies created along this highway commercial node. Drumheller's economy is based on agriculture and tourism with the oil and gas industry. Located on the CN main line linking Calgary and Saskatoon, it is a service center for the surrounding agricultural area engaged in grain production, specialty crop that, hay production, and ranching. There are several tourist attraction places such as the Drumheller Valley, the Tyrell Museum of Palaeontology which is the largest museum archaeological display in the world, has always held a degree of appeal for tourists. It is estimated that the number of visitors to the area has tripled to approximately 500,000 per annum. Revenue) 2024: \$1.079,406, 2023:\$1,061,049, NOI) 2024 : \$355,298, 2023: \$376,772