



GRASSROOTS
REALTY GROUP

1-833-477-6687
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4004 Highway 2 S
Athabasca, Alberta

MLS # A2236039



\$3,250,000

Division: Athabasca Town

Type: Hotel/Motel

Bus. Type: Hospitality, Hotel/Motel

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,528 sq.ft.

Zoning: Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.96 Acres

Sewer: -

Lot Feat: -

Inclusions: The Seller will provide the chattel & equipment list.

Conveniently located near Highway 2, the Old Brick School, and the Athabasca Native Centre. Features include on-site laundry, barbecue grills, a conference center, and a fitness room. Easy to operate — primary clientele consists of long-term workers. Includes a manager's suite with 1 bedroom, 1 bathroom, kitchen, and living room. Just 90 minutes from Edmonton and 3 hours from Fort McMurray. NOTE: Revenue (ear end March 31), 2023: \$900,460, 2024: \$910,736, 2025: \$932,327. NOI: 2023: \$605,000, 2024: \$612,000, 2025: \$668,000. Year built: 1979 (26 rooms), 2001 (10 rooms)