



GRASSROOTS
REALTY GROUP

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1049 Waterton Avenue
Pincher Creek, Alberta

MLS # A2242304



\$3,190,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	14,066 sq.ft.
Zoning:	C2(Highway/Drive-in Comme

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.84 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

****Owner retiring and downsizing**** Seize this rare chance to own a thriving franchise motel, fully renovated in 2023, located in a high-demand tourism area just minutes from Waterton Lakes National Park, and key energy sector routes. This award-winning property boasts exceptional condition and cash flow with strong year-round demand from tourists, contractors, and corporate clients. Key Features are * 30 rooms(27 kitchenette rooms) * 3 bedroom living quarters * Outstanding reputation: 4.7 Google reviews. Growth opportunities include * Highway 3 Twinning: Ongoing infrastructure improvements through Pincher Creek enhance accessibility, and * Grassy Mountain Coal Mine: Proposed \$1.1B, 25-year project expected to drive long-term housing demand. With strong sales and high profitability, this motel is a top-performing hospitality asset with significant upside potential. Don't miss this opportunity to invest in a turnkey business in a sought-after location.