



**GRASSROOTS**  
REALTY GROUP

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9812 113 Street  
Fairview, Alberta

MLS # A2268459



**\$8,000,000**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	63,540 sq.ft.
Zoning:	Highway Commercial

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

Attention, aspiring entrepreneurs! An exceptional full-service hotel, strategically positioned on a major highway, attracting a steady stream of travellers. This family-owned establishment boasts an impressive array of amenities, catering to the diverse needs of both the community and its esteemed guests. With an impressive 80 rental rooms, including executive suites, a bridal suite, and a diverse array of accommodations to suit every guest's needs, visitors can indulge in the delights of the on-site coffee shop, formal dining room, pub, sports bar with 10 VLT's, and liquor store, while the banquet room and meeting room cater to the needs of events and corporate gatherings. The property's crown jewel is its large, high-end commercial kitchen, equipped with walk-in freezers and coolers, catering to both the hotel's guests and the surrounding community. This well-maintained, multi-faceted business opportunity presents a truly remarkable chance to capitalize on the ever-increasing flow of travellers and the growing demand for comprehensive hospitality services. With a diverse range of income sources, this family-run enterprise offers the perfect blend of stability and growth potential. Seize this remarkable chance to own a piece of this thriving hospitality empire, where family-oriented operation and diverse sources of income converge to create a truly remarkable business venture. Inquire now and let us guide you towards a future of unparalleled success.