



**830 Main Avenue W
Sundre, Alberta**

MLS # A2270388



\$1,100,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	11,200 sq.ft.
Zoning:	Highway Commercial (C-2)

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: 28 beds, 25 TVs, 14 electric stoves, 2 washing machines, 2 dryers, 24 refrigerators, window coverings, 12 desks, computer, printer, 1 telephone system, pylon sign

Long-term established Motel business. 25-unit motel on the western edge of Sundre, AB. Located at the intersection of Highway 27 and Highway 22. Manager Suite. There are 2 acres at the front of the property with highway exposure that could be developed for possible Mini storage, additional motel units, or commercial sales. Steady income and an easy-to-operate business. Town utilities are being applied for. The owner could train if required. Seller will consider some seller financing OAC. Listing agent must present at all showings