



GRASSROOTS
REALTY GROUP

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**5125 North Avenue NW
Swan Hills, Alberta**

MLS # A2272522

\$1,390,000



Division: NONE

Type: Hotel/Motel

Bus. Type: Hotel/Motel

Sale/Lease: For Sale

Bldg. Name: Welcome Inn

Bus. Name: Welcome Inn

Size: 10,340 sq.ft.

Zoning: 70

Heating: Boiler, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: Stucco, Wood Frame

Parking: -

Water: -

Lot Size: 0.24 Acre

Sewer: -

Lot Feat: -

Inclusions: Furniture All, Microwaves All, Tv's All, Snow Clearing Tractor

Fantastic opportunity to own & operate your own family-run business in Alberta. This 32-unit motel built in 2009, is a turnkey operation with income potential. Designed with long-term sustainability featuring insulated concrete construction, an 800-amp electrical system, hydronic in-floor heating, laminate flooring, Ceramic Tile Showers & Full A/C in every unit. Located on a 4.74-acre parcel zoned Highway Commercial, only 1.5 acres are currently developed, leaving Excellent potential to add a restaurant, lounge, or convenience store;ideal for involving family members in the day-to-day operations & expansion. Motel includes 16-1 bedroom & 16-2 bedroom units, no shared walls for maximum guest privacy. With 15 RV hookups, flexible rental options for daily, weekly, or monthly stays, certified appraisal & a strong 9% cap rate. This is an outstanding opportunity for families looking to build a lasting, profitable business. A rare chance to invest in your future and work side by side with those who matter most.