

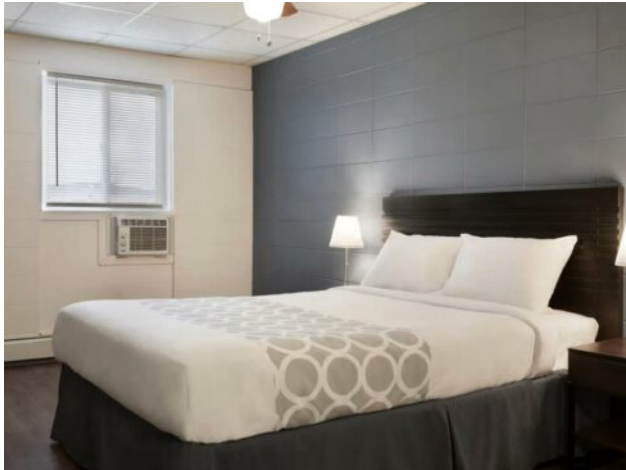


**GRASSROOTS**  
REALTY GROUP

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00 Any Ave Avenue  
Grande Prairie, Alberta

MLS # A2275364



**\$3,000,000**

**Division:** Richmond Industrial Park

**Type:** Hotel/Motel

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 15,536 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Excellent opportunity to acquire a 44-room motel operating under the Wyndham brand in Grande Prairie, Alberta. Centrally located with strong exposure and convenient access to major roadways, the airport, and key commercial and industrial demand drivers. This established hospitality property offers consistent brand recognition and stable operating potential. Ideal for an owner-operator or investor seeking a well-positioned motel asset. Zoning supports hotel/motel use. Confidential information available to qualified buyers upon execution of an NDA.