



GRASSROOTS
REALTY GROUP

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4417 50 Avenue
St. Paul, Alberta

MLS # A2282785



\$1,290,000

Division: NONE

Type: Hotel/Motel

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,330 sq.ft.

Zoning: C

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.52 Acre

Lot Feat: -

Secure a turn-key, highly profitable motel in a prime St. Paul location. Renowned for its cleanliness and exceptional value, the Woodland Motor Inn is an easy-to-operate business with a loyal guest base and massive growth potential. It has 24 well-maintained rooms + a spacious 2-bedroom manager's suite. * 9,330 sqft building on a large 22,500 sqft lot. * Strong sales and high profitability * owner is retiring. * Centrally located in town for maximum visibility and guest convenience. * Future Upside: Ideally positioned to capitalize on the Pathways Alliance CO2 Project (2027–2029). This massive nearby development will bring a significant surge in demand for workforce housing, ensuring high occupancy and increased revenue for years to come. A rare opportunity for an owner-operator or investor to step into a successful business just before a regional industrial boom.