



**MLS # A2286324**

**Youngstown, Alberta**



**\$800,000**

<b>Division:</b>	Youngstown
<b>Type:</b>	Hotel/Motel
<b>Bus. Type:</b>	Hotel/Motel ,Mobile/Trailer Park
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	0 sq.ft.
<b>Zoning:</b>	HWYC

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	4.48 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Excellent highway frontage commercial opportunity in Youngstown. Located along Highway 9, approximately 30 minutes east of Hanna and about an hour from the Saskatchewan border. This versatile property offers multiple buildings and strong exposure with convenient access for travellers and workforce traffic. The property consists of 12 room motel featuring 9 double-bed rooms and 3 single-bed rooms. In addition, there are 17 RV park stalls with full hookups, ideal for short-term or long-term stays. Additional improvements include a mobile home with office space, extra-wide double car garage, separate office shed, and a warehouse with large truck entry door and dedicated parking area. Great opportunity for hospitality, workforce housing, or mixed-use commercial operation with excellent visibility along Highway 9.