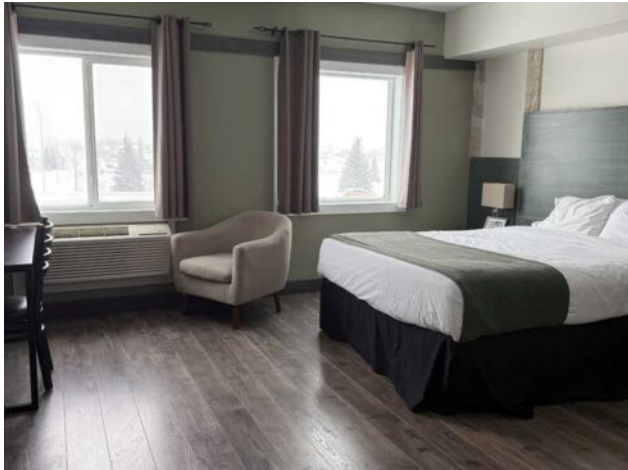




**MLS # A2290919**

**Blackfalds, Alberta**

**\$4,300,000**



<b>Division:</b>	Blackfalds
<b>Type:</b>	Hotel/Motel
<b>Bus. Type:</b>	Bar/Tavern/Lounge,Hotel/Motel ,Liquor Store ,Restaurant
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	18,805 sq.ft.
<b>Zoning:</b>	Commercial

<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>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Prime income-generating property offered at \$4.3 M, featuring 32 GUEST ROOMS, 21 VLTs, a FULL-SERVICE BAR, LIQUOR STORE, and TWO LEASED RESTAURANT spaces. This well-established operation delivers approximately \$2M in ANNUAL REVENUE, with multiple diversified income streams. Recent upgrades include approximately \$2 MILLION IN RENOVATIONS (2020), with significant improvements to guest rooms including NEW WASHROOM AND SEPARATE HAVC SYSTEMS, enhancing operational efficiency and guest experience. Situated on 0.6 acres, the building spans 25,392 sq. ft., including a 11,377 sq. ft. main floor and 6,587 sq. ft. basement, allowing for efficient operations and future potential. Owned and successfully operated by the same owner for over 20 years, this is a rare, stable, and profitable investment with proven performance. An ideal opportunity for investors seeking a high-cash-flow asset with diversified revenue streams and strong upside potential.