



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4903 50 Street
Girouxville, Alberta

MLS # A2292633



\$150,000

Division: NONE
Type: Hotel/Motel
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 8,652 sq.ft.
Zoning: C

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: 0.29 Acre
Sewer: -	Lot Feat: -
Inclusions: As is, where is	

This commercial property in Girouxville presents an excellent investment opportunity with multiple revenue streams, including a restaurant, lounge, catering services, and hotel accommodations. The restaurant and kitchen feature a spacious dining area, providing ample room for guests and service operations. The lounge and bar offer a separate entrance, creating an ideal space for patrons to gather. A conference room and private event space also feature a dedicated entrance, storage room, and private bathroom, making the space well-suited for meetings, parties, and special events. The accommodation area includes eleven upstairs rooms with a mix of private and communal bathrooms. Three rooms feature full private bathrooms, two rooms include a toilet and sink, and four rooms have a sink with access to two shared full bathrooms. In addition, the property includes a separate rental suite with two bedrooms, a full kitchen, and a private bathroom. Dedicated laundry facilities are available both upstairs and in the basement. Recent upgrades include a new furnace with a boiler system installed three years ago and a new hot water tank with a pressure tank installed a year ago. The property also features three access points to the unfinished basement, offering ample storage space or future development potential. All bathrooms have been fully renovated with new toilets, and the downstairs bathroom is wheelchair accessible. Don't miss the opportunity to explore the potential this versatile investment property has to offer in Girouxville. Schedule your viewing today!