



5402 HIGHWAY Street
Valleyview, Alberta

MLS # A2293579



\$6,650,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	Hotel/Motel
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	35,140 sq.ft.
Zoning:	HD (Highway Development D)

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: The Seller will provide the chattel & equipment list.

Excellent investment opportunity to acquire Western Valley Inn, a well-maintained 50-room motel located in Valleyview, approximately 115 km east of Grande Prairie along Alberta Highway 43. Valleyview serves as a key transportation and service hub for travelers, contractors, and workforce traffic moving through the region and supports a population of approximately 1,800 residents plus the surrounding rural community. Built in 2007, the property features a 50-room, L-shaped two-storey motel building totaling approximately 33,040 sq.ft., situated on a 3.39-acre site with HD (Highway Development District) zoning. The property also includes a fully licensed restaurant of approximately 2,100 sq.ft. with seating capacity for 93 guests, providing an additional revenue stream. The HVAC system was recently replaced in 2025. The business reports annual revenue of approximately \$1,705,000 with an adjusted net income of about \$608,000 (subject to adjustment depending on the owner's salary). The operation employs 19 full-time and 6 part-time staff. Valleyview offers essential community amenities including Kindergarten to Grade 12 schools and the Valleyview Health Centre, supporting steady regional activity. This property presents a strong opportunity for investors or owner-operators seeking a well-established hospitality business in a strategic highway location in northern Alberta.