



**MLS # A2293874**

**Provost, Alberta**



**\$2,625,000**

<b>Division:</b>	Provost
<b>Type:</b>	Hotel/Motel
<b>Bus. Type:</b>	Bed & Breakfast,Hotel/Motel
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3 sq.ft.
<b>Zoning:</b>	HC

<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>	2.60 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Highway Commercial Motel - Excellent opportunity to acquire a well-located highway commercial motel in east-central Alberta, positioned directly along a major provincial highway with strong year-round exposure to commuter, agricultural, and oil & gas traffic. The property is situated in the Town of Provost, approximately 45 minutes from Hardisty, a key regional hub anchored by major oil and energy infrastructure, supporting consistent demand for accommodations. The motel features a total of 43 guest rooms, offering a well-diversified unit mix to accommodate a range of clientele: 31 double rooms; 8 single rooms; 3 king suites; 1 king jacuzzi suite, a premium offering for higher nightly rates. Operations are supported by a spacious on-site manager's residence, consisting of a 2-bedroom suite with full kitchen, ideal for owner-operators or live-in management, allowing for efficient day-to-day oversight and reduced staffing requirements. The property is situated on a large lot with ample surface parking, capable of accommodating passenger vehicles, work trucks, and commercial units. The layout provides ease of access and circulation, making it particularly attractive to workforce and long-stay guests. Key Highlights: Prime highway frontage location with excellent visibility and access 43 total rooms with a strong, balanced mix of unit types Jacuzzi suite and multiple king suites for premium revenue potential On-site 2-bedroom manager's suite with kitchen; Large site with abundant parking for all vehicle types; Proximity to Hardisty's energy sector driving steady occupancy. Additional Notes: Financials available upon execution of a Confidentiality Agreement (NDA) Please do not approach staff or disturb operations. This is a solid opportunity for an investor or owner-operator seeking a stable hospitality asset in a high-traffic corridor, with demand supported by

regional industry and transportation routes.