



**392 Centre Street  
Drumheller, Alberta**

**MLS # A2295532**



**\$2,799,000**

**Division:** Downtown Drumheller

**Type:** Hotel/Motel

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 19,355 sq.ft.

**Zoning:** DT

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.54 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** SEE REMARKS

Rare opportunity to become an owner operator of your own established motel/hotel in the heart of Drumheller-the Dinosaur capital of Alberta! This is your chance to own an "Econolodge Inn and Suites", a name synonymous with reliability and value. There are 54 suites offering a variety of sleeping arrangements, and, onsite living quarters for the owner/manager! This is a low overhead business offering a bustling very busy summer season. Located downtown, there is ample parking on the property and the motel offers breakfast dining. For the ultimate in convenience, there is a Shoppers Drug Mart right across the street. Drumheller is famous for its Dinosaurs and is only 110km from Calgary. Also, it is home to the 2nd largest natural gas field in Alberta. Tourism plays the largest part in attracting visitors including the "worlds largest dinosaur", "Canadian Badlands Passion Play" at the amphitheatre, and of course, the "Royal Museum of Paleontology. The museum itself attracts half a million visitors every year! Add the spectacular Hoodos and you can see why Drumheller is a top Alberta destination! The hotel achieves an attractive cap rate and provides a relaxed, yet profitable lifestyle. If you're looking to run a profitable business while enjoying a small town feel, this might be the business you've been looking for!