



MLS # A2299557

Blairmore, Alberta



\$1,299,000

Division:	Blairmore
Type:	Hotel/Motel
Bus. Type:	Bar/Tavern/Lounge,Hospitality,Hotel/Motel ,Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	14,475 sq.ft.
Zoning:	CM-1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Established Hospitality Asset – Motel, Restaurant & Tavern with Value-Add Potential. Rare opportunity to acquire a well-established, fully operational hospitality business offering multiple revenue streams and long-standing community presence. This three-storey property has been consistently maintained and operated, making it a strong turnkey investment. The motel features 17 guest rooms, including a mix of standard and family-style accommodations, all with full bathrooms. In addition, there are 2 supplementary rooms currently utilized for housekeeping/storage, enhancing operational efficiency. The property includes a licensed restaurant (approx. 65 seats) and a tavern/bar (approx. 120+ capacity) equipped with revenue-generating features such as pool tables, ATM, and entertainment systems. While VLTs were previously in operation, they have been removed; however, future operators may have the opportunity to reintroduce VLTs (subject to regulatory approval), representing a significant upside in revenue. A 2-bedroom furnished manager’s suite is included, ideal for onsite ownership or management. Recent capital improvements include: Boilers replaced (2019) Roof updated (2018) New flooring in guest rooms and hallways (2020) New bar ice machine (2020) New beer cooler (2022) Investment Highlights: 17 guest rooms, including 2 bedroom manager suite with in-suite washer and dryer. Restaurant and tavern with strong capacity Multiple income streams under one roof Long operating history with established clientele Fully staffed, turnkey operation Value-add opportunity through VLT reintroduction. Located in a high-traffic corridor with year-round tourism drivers This is an excellent opportunity for experienced operators or investors seeking a stable hospitality asset with upside potential. Do not approach staff or ownership directly.

Financials available upon execution of a Confidentiality Agreement (NDA).