



GRASSROOTS
REALTY GROUP

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830 MAIN Avenue W
Sundre, Alberta

MLS # A2155958



\$1,100,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	Hospitality,Hotel/Motel
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	12,000 sq.ft.
Zoning:	Commercial/Industrial

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Inclusions: 28 Beds, 25 TVs, 14 electric stoves, 2 washing machines, 2 dryers, 24 refrigerators, 12 desks, window coverings. Sign.

Long term established Motel business. 25 Unit motel on western edge of Sundre AB. Located at intersection of Highway 27 and Highway 22 which is being upgraded. Presently Zoned C-2 HIGHWAY COMMERCIAL. Permitted land uses include Auto and RV Vehicle sales, Contractor services, Drive -in Food Services, Equipment Rentals, Gas Bars, Hotels, Motels, Liquor Store, Service Stations, Cannabis Retail Shop, Mini or Self Storage, and many more uses. Existing Motel includes a Manager suite. Steady income and easy to operate business. Tenants include long term clients, construction workers and holiday visitors. Owner willing to train if required. Manager indicates willingness to stay on if required. Seller will consider up to 50% seller financing OAC.