



**GRASSROOTS**  
REALTY GROUP

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**309 Main Street  
Three Hills, Alberta**

**MLS # A2159933**



**\$1,190,000**

<b>Division:</b>	NONE
<b>Type:</b>	Hotel/Motel
<b>Bus. Type:</b>	Bar/Tavern/Lounge,Hotel/Motel ,Liquor Store ,Restaurant
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	5,500 sq.ft.
<b>Zoning:</b>	CB

<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>	0.23 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** The Equipment (Chattel) List is TBD.

-Motel rooms are lease to long term tenants of \$850 per a month. -Room and roof of motel were renovated in 5 years ago. -Only Bar in town with 5 VLTs. -Liquor sales is \$400,000 with 22~24% margin. -New owner can run the local popular restaurant business or lease it. -3,500 population with schools, hospital, grocery store, etc. -1.5 hours from Calgary, 2.5 hours from Edmonton.