



GRASSROOTS
REALTY GROUP

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309 Main Street
Three Hills, Alberta

MLS # A2159933

\$1,190,000



Division: NONE

Type: Hotel/Motel

Bus. Type: Bar/Tavern/Lounge, Hotel/Motel, Liquor Store, Restaurant

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,500 sq.ft.

Zoning: CB

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.23 Acre

Sewer: -

Lot Feat: -

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.