



GRASSROOTS
REALTY GROUP

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**1303 Mayor Magrath Drive S
Lethbridge, Alberta**

MLS # A2165361



\$7,850,000

Division: Lethbridge College

Type: Hotel/Motel

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 41,084 sq.ft.

Zoning: C-H

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Hotel Furnitures And True Swing Indoor Golf Equipment

Sale of Property and Business together. Presenting a prime investment opportunity in the heart of Lethbridge, this property includes both the Ramada Inn by Wyndham and the Chinook Motel, offering a combined total of 86 rooms—66 in the Ramada and 20 in the Chinook. Centrally located, this property benefits from excellent visibility and accessibility, making it a popular choice for both leisure and business travelers. Additionally, the site features the True Swing Indoor Golf, a unique amenity that enhances the guest experience. With strong revenues and a well-established presence in the market, this property is an exceptional opportunity for investors seeking a high-performing hospitality business.