



GRASSROOTS
REALTY GROUP

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112 12 Avenue SW
Slave Lake, Alberta

MLS # A2172972



\$8,700,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	Hotel/Motel
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Slave Lake Big Lake Inn
Size:	42,500 sq.ft.
Zoning:	C 1 Central Commercial Di

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.42 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	Will provide		

Attention for the huge reduction the price ! Three story limit service 89 room wood frame hotel that used to be NOVA Hotel and converted as Big Lake Inn from 2012 . Slave Lake has the third largest population base of any Alberta municipality north of Edmonton. Its economy has been driven throughout the past three decades by the Oil& Gas and Forest industries. In a continuing effort to diversify the economy, Slave Lake is encouraging increases in the tourism, manufacturing, and value-added sectors. In addition, Slave Lake is further evolving into an even greater regional service centre, with additional retail, education, health, financial, government, and transportation services. Enterprising men and women recognize the almost unlimited potential for growth and spin-off business in the primary industries of petroleum and forestry, along with burgeoning activity in tourism.

REVENUE(Yearend December 31) 2022 : \$1,975,869, 2023 : \$2,856,40,
2024 : \$2,737,938 NET OPERATING INCOME 2022: \$931,975, 2023: \$1,641,247