



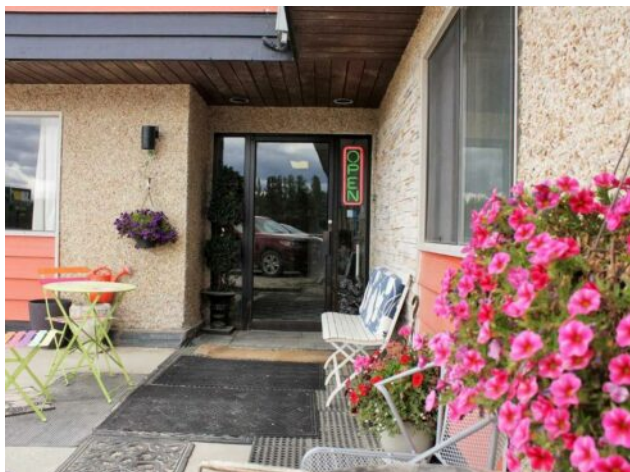
GRASSROOTS
REALTY GROUP

1-833-477-6687

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**4623 Federated Road
Swan Hills, Alberta**

MLS # A2210016



\$1,190,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	14,571 sq.ft.
Zoning:	Highway Commercial

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.30 Acres

Lot Feat: -

* WELL ESTABLISHED BUSY MOTEL * 41 ROOMS(17 KITCHENETTES) * 2 BEDROOM LIVING QUARTERS * ASPHALT NEWLY PAVED ON THE PARKING LOT IN 2023 * CUSTOMERS INCLUDE WORKERS, TRAVELLERS, AND HUNTERS * TOWN INDUSTRY: OIL, GAS, AND LOGGING * EASY OPERATION * OWNER RETIRING * RIGHT BESIDE SUBWAY RESTAURANT * ON HWY 33