

5125 North Avenue NW  
Swan Hills, Alberta

MLS # A2272522

**\$1,390,000**



**Division:** NONE

**Type:** Hotel/Motel

**Bus. Type:** Hotel/Motel

**Sale/Lease:** For Sale

**Bldg. Name:** Welcome Inn

**Bus. Name:** Welcome Inn

**Size:** 10,340 sq.ft.

**Zoning:** 70

**Heating:** Boiler, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** Stucco, Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 0.24 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Furniture All, Microwaves All, Tv's All, Snow Clearing Tractor

Fantastic opportunity to own & operate your own family-run business in Alberta. This 32-unit motel built in 2009, is a turnkey operation with income potential. Designed with long-term sustainability featuring insulated concrete construction, an 800-amp electrical system, hydronic in-floor heating, laminate flooring, Ceramic Tile Showers & Full A/C in every unit. Located on a 4.74-acre parcel zoned Highway Commercial, only 1.5 acres are currently developed, leaving Excellent potential to add a restaurant, lounge, or convenience store;ideal for involving family members in the day-to-day operations & expansion. Motel includes 16-1 bedroom & 16-2 bedroom units, no shared walls for maximum guest privacy. With 15 RV hookups, flexible rental options for daily, weekly, or monthly stays, certified appraisal & a strong 9% cap rate. This is an outstanding opportunity for families looking to build a lasting, profitable business. A rare chance to invest in your future and work side by side with those who matter most.