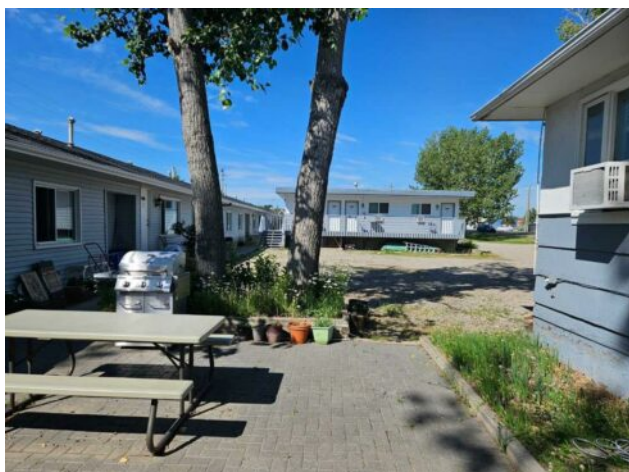


**115 2 Street SE
Vulcan, Alberta**

MLS # A2275330



\$1,290,000

Division: NONE

Type: Hotel/Motel

Bus. Type: Hotel/Motel

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,213 sq.ft.

Zoning: C3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

A well-maintained, one of few motels nestled in the hub of construction sites for solar power, wind turbine and oil related industry. Very good revenue. The average revenue for four years is \$370,000. (2025: \$481,000, 2024: \$379,000, 2023: \$291,000, 2021: \$320,000. Year end is March.) Larger part of customers stay on monthly or weekly basis for the construction. The 24-key count is an ideal size for easy managing of a first-time motel buyer looking stable revenue with low purchasing budget. 13 rooms are an apartment style, a separate living area with kitchenette and a bedroom. All rooms have its own outside doors for the customer's easy access directly to the rooms. This property includes a spacious two-bedroom residence for owners or managers. There are only two hotels in the town. It is room only and very easy operation.