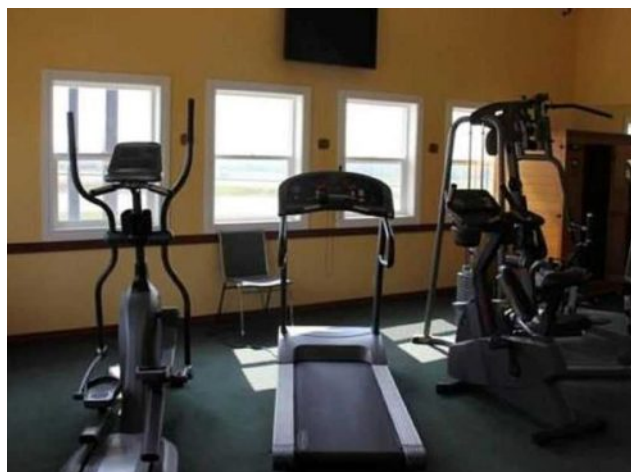


5204 Highway Street
Valleyview, Alberta

MLS # A2103654



\$3,790,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	Hotel/Motel
Sale/Lease:	For Sale
Bldg. Name:	Horizon 1 Hotel
Bus. Name:	Horizon Inn 1
Size:	45,066 sq.ft.
Zoning:	Highway Development

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	3.05 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	Will provide		

99 rooms , leased restaurant with 3.69 Acres land (2 Executives, 14 Kitchenette, 6 Kitchenette suites, 26 Single, 50 Double) situated on the junction of Highway 43 leading to British Columbia and Alaska via Grande Prairie and the north south stretch of Highway 49 towards Donnelly and Alberta Highway 2 towards Peace River. Valleyview's economy is primarily resource driven with oil and gas being the predominant industry. Multiple oil and gas companies operate in the area with several pipelines in the vicinity. Another notable employer in Valleyview is the Municipal District of Greenview, which has its main administrative office and several departments situated within town limits. The town is also a regional hub for medical services. Revenue detail) 2023 :\$1,271,028, NOI)\$451,538 , -Horizon inn 2(35 rooms) is for sale((A2103514) and the owner is same as Horizon Inn 1. Horizon Inn 2 is operating by at Horizon Inn 1 front system and the price , operation and profit can be better by purchasing Horizon Inn 1 & 2 together.