



**GRASSROOTS**  
REALTY GROUP

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306 3rd Street  
Blue Ridge, Alberta

MLS # A2218211



**\$350,000**

|             |                   |
|-------------|-------------------|
| Division:   | NONE              |
| Type:       | Hotel/Motel       |
| Bus. Type:  | -                 |
| Sale/Lease: | For Sale          |
| Bldg. Name: | -                 |
| Bus. Name:  | -                 |
| Size:       | 10,833 sq.ft.     |
| Zoning:     | Hamlet Commercial |

|           |   |                |   |
|-----------|---|----------------|---|
| Heating:  | - | Addl. Cost:    | - |
| Floors:   | - | Based on Year: | - |
| Roof:     | - | Utilities:     | - |
| Exterior: | - | Parking:       | - |
| Water:    | - | Lot Size:      | - |
| Sewer:    | - | Lot Feat:      | - |

**Inclusions:** Kitchen equipment, bar equipment, pool table, ATM, table and chairs, hotel room furnishings

Massive price reduction, the owner's family has a health crisis and needs to move this property quickly! This location has incredible potential, and includes the land and building as well as the operational business! With a ten room hotel on the second floor, a restaurant and lounge, this business has the market cornered in the region. It is at the doorstep of West Fraser Blue Ridge, a lumber mill that directly employs 585 employees, with no other restaurants or hotels in the vicinity. Lounge comes with 3 VLT's and an ATM, again the only one in the area.