



**GRASSROOTS**

REALTY GROUP

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4822 Highway 49  
Spirit River, Alberta

MLS # A2236913



**\$899,000**

<b>Division:</b>	NONE
<b>Type:</b>	Hotel/Motel
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Motel 49
<b>Bus. Name:</b>	-
<b>Size:</b>	15,641 sq.ft.
<b>Zoning:</b>	HD

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Natural Gas Connected
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	2.79 Acres
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Furniture and appliances, outbuildings, skidster w/bucket, blade and sweeper		

MOTEL 49; Turn-key business with reputation for clean comfortable rooms. Great Highway 49 frontage. 2.79 acres with 43 room motel in Spirit River. Currently owner-operated. All rooms include a microwave and mini-fridge. Kitchenettes have fridge, stove, microwave. All furniture, linens (2022) and appliances are included. Room structure includes Single bedrooms, Single bedrooms w/kitchenette, Double/Queen suite, Double/Queen suite w/kitchenette. Building A has living quarters (3 bedroom 2 bathroom), the office and rooms, built in 1968. Building A had a new sewer pipe installed in Aug 2023. Building B was added in 1978 and building C is a two-story building added in 2000, with new concrete at front and electrical plug-ins for vehicles. The yard is mostly paved and has TONS of parking for commercial vehicles and equipment. Bobcat w/snow bucket, blade and sweeper is included; snow clearing is a breeze. Buildings are heated via radiant heat from HWT/boiler system; efficient. Building B and C also have A/C. Building C has metal roofing, in-floor heat and new boiler installed 2023. Commercial laundry on site for staff use. Coin laundry (coin use de-activated) for guests. Great investment property with good return and potential. Servicing commercial guests for the surrounding areas, supplemented by recreational guests such as hunters, and travellers to the Alaska Highway. Call to book your private viewing today!