



**GRASSROOTS**  
REALTY GROUP

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10005 100 Street  
Grande Cache, Alberta

MLS # A2274063



**\$1,390,000**

<b>Division:</b>	NONE
<b>Type:</b>	Hotel/Motel
<b>Bus. Type:</b>	Hotel/Motel
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Alpine Lodge Motel
<b>Bus. Name:</b>	Alpine Lodge Motel
<b>Size:</b>	0 sq.ft.
<b>Zoning:</b>	COM

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.86 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Motel business (DBA:Alpine Lodge Motel), all furniture, furnishings, appliances, and equipment used in the operation of the motel

Alpine Lodge Motel in Grande Cache, AB offers 34 well-maintained rooms on a 37,600 sq ft lot, including 20 kitchenette units and 14 standard rooms. The property includes an on-site manager's suite, a leased 1,700 sq ft sushi restaurant, lobby, front office, laundry facility with 3 washers and 1 dryer, electrical and boiler rooms, and a paved, landscaped parking area. Since 2019, approximately \$247,000 has been invested in key upgrades such as heating and water-line replacement, new doors and windows, card-key access, security cameras, furniture, and a new boiler and hot-water system. The motel is strategically positioned to serve Grande Cache's strong industrial economy. Located in the Montney Basin, the region supports ongoing metallurgical coal mining, natural gas and oil activity, forestry operations, and a major natural gas-fired power plant. Worker accommodation demand remains consistently high from construction crews, mine workers, and rotating energy-sector personnel. Seasonal tourist traffic also contributes, with Willmore Wilderness Park drawing hikers, hunters, and outdoor enthusiasts throughout the year. This is a turnkey opportunity in a resilient market with steady worker demand and growing recreational visitation.