



GRASSROOTS
REALTY GROUP

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4417 50 Avenue
St. Paul, Alberta

MLS # A2282785



\$1,290,000

Division: NONE
Type: Hotel/Motel
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 9,330 sq.ft.
Zoning: C

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.52 Acre
Lot Feat: -

Secure a turn-key, highly profitable motel in a prime St. Paul location. Renowned for its cleanliness and exceptional value, the Woodland Motor Inn is an easy-to-operate business with a loyal guest base and massive growth potential. It has 24 well-maintained rooms + a spacious 2-bedroom manager's suite. * 9,330 sqft building on a large 22,500 sqft lot. * Strong sales and high profitability * owner is retiring. * Centrally located in town for maximum visibility and guest convenience. * Future Upside: Ideally positioned to capitalize on the Pathways Alliance CO2 Project (2027–2029). This massive nearby development will bring a significant surge in demand for workforce housing, ensuring high occupancy and increased revenue for years to come. A rare opportunity for an owner-operator or investor to step into a successful business just before a regional industrial boom.