



GRASSROOTS
REALTY GROUP

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MLS # A2284588

Fairview, Alberta

\$8,000,000



Division: Fairview
Type: Hotel/Motel
Bus. Type: Bed & Breakfast,Hotel/Motel
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 63,540 sq.ft.
Zoning: Highway Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms)	Parking:	-
Water:	-	Lot Size:	3.25 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Exceptional opportunity to acquire a large, full-service 80-room hotel strategically located on a major provincial highway serving the greater Peace River region and surrounding Peace Country industrial corridor. This well-maintained, family-owned hospitality asset is situated on a substantial commercial land parcel with excellent highway frontage and ample parking, attracting steady year-round demand from oil & gas, forestry, construction crews, regional government travel, tourism, and commercial highway traffic. **PROPERTY FEATURES:** 80 guest rooms, including executive suites, bridal suite with Jacuzzi, and diverse room configurations On-site coffee shop, formal dining room, licensed pub, sports bar featuring 10 VLTs, Liquor store, Banquet room and meeting room for events and corporate functions, Large, high-end commercial kitchen with walk-in coolers and freezers. Separate structure with additional income-producing suites, On-site manager suite, extensive surface parking suitable for guest vehicles and crew trucks. Ongoing upgrades and strong maintenance history. The property is recognized as a strong regional employer and established community presence. Diversified income streams (rooms, food & beverage, liquor, VLTs, events) provide operational stability and growth potential. Positioned near the Peace River corridor, this asset serves both industrial and tourism markets, including Northern Lights visitors. Financials: Available to qualified purchasers upon execution of Confidentiality Agreement.