



**GRASSROOTS**  
REALTY GROUP

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12002 & 12010 100 Street  
Grande Prairie, Alberta

MLS # A2288365



**\$2,500,000**

**Division:** Central Business District

**Type:** Hotel/Motel

**Bus. Type:** Other

**Sale/Lease:** For Sale

**Bldg. Name:** Prairie Haven Motel

**Bus. Name:** -

**Size:** 11,086 sq.ft.

**Zoning:** CA

**Heating:** Hot Water, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.09 Acres

**Lot Feat:** -

The Wild Rose Country Inn Ltd. has been a landmark in Grande Prairie 40 + years and has consistently maintained a profitable business. This motel features 64 rooms, has its own laundry facility, and a 4204 square foot restaurant with a 440 square foot patio. The restaurant is be operated on a profit share basis. There are 20 double bed rooms and 40 single bed rooms and 4 being used by staff. This motel is located in an ideal high exposure location with frontage off 100 Street. The subject property consists of 2 buildings with a total floor area of 11,260 square feet. Lot 3 is approximately 23,600 square feet and Lot 4 is approximately 23,800 square feet. Opportunities such as this are limited!