



**GRASSROOTS**  
REALTY GROUP

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**5402 HIGHWAY Street**  
**Valleyview, Alberta**

**MLS # A2293579**



**\$6,650,000**

<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>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	35,140 sq.ft.
<b>Zoning:</b>	HD (Highway Development D)

<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>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** The Seller will provide the chattel & equipment list.

Turn-key 50-room motel with strong revenue (~\$1.7M+) and established restaurant income. Located in a high-demand corridor serving oil & gas workforce and highway traffic. Potential franchise conversion opportunity to a recognized national brand (e.g., Super 8 by Wyndham). Preliminary discussions indicate possible franchisor-supported renovations (flooring, painting, interior upgrades), subject to approval. Excellent value-add opportunity with potential for improved branding, occupancy, and reduced capital expenditure. Large 3.39-acre site with future development potential.