



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2299557**

**Blairmore, Alberta**



**\$1,299,000**

|                    |   |
|--------------------|---|
| <b>Division:</b>   | Blairmore   |
| <b>Type:</b>       | Hotel/Motel   |
| <b>Bus. Type:</b>  | Bar/Tavern/Lounge,Hospitality,Hotel/Motel ,Restaurant |
| <b>Sale/Lease:</b> | For Sale  |
| <b>Bldg. Name:</b> | -   |
| <b>Bus. Name:</b>  | -   |
| <b>Size:</b>       | 14,475 sq.ft.   |
| <b>Zoning:</b>     | CM-1  |

|                    |     |                       |   |
|--------------------|-----|-----------------------|---|
| <b>Heating:</b>    | -   | <b>Addl. Cost:</b>    | -   |
| <b>Floors:</b>     | -   | <b>Based on Year:</b> | -   |
| <b>Roof:</b>       | -   | <b>Utilities:</b>     | Electricity Connected, Natural Gas Connected, Garbage |
| <b>Exterior:</b>   | -   | <b>Parking:</b>       | -   |
| <b>Water:</b>      | -   | <b>Lot Size:</b>      | -   |
| <b>Sewer:</b>      | -   | <b>Lot Feat:</b>      | -   |
| <b>Inclusions:</b> | N/A |                       |   |

Established Hospitality Asset &ndash; Motel, Restaurant & Tavern with Value-Add Potential. Rare opportunity to acquire a well-established, fully operational hospitality business offering multiple revenue streams and long-standing community presence. This three-storey property has been consistently maintained and operated, making it a strong turnkey investment. The motel features 17 guest rooms, including a mix of standard and family-style accommodations, all with full bathrooms. In addition, there are 2 supplementary rooms currently utilized for housekeeping/storage, enhancing operational efficiency. The property includes a licensed restaurant (approx. 65 seats) and a tavern/bar (approx. 120+ capacity) equipped with revenue-generating features such as pool tables, ATM, and entertainment systems. While VLTs were previously in operation, they have been removed; however, future operators may have the opportunity to reintroduce VLTs (subject to regulatory approval), representing a significant upside in revenue. A 2-bedroom furnished manager&rsquo;s suite is included, ideal for onsite ownership or management. Recent capital improvements include: Boilers replaced (2019) Roof updated (2018) New flooring in guest rooms and hallways (2020) New bar ice machine (2020) New beer cooler (2022) Investment Highlights: 17 guest rooms, including 2 bedroom manager suite with in-suite washer and dryer. Restaurant and tavern with strong capacity Multiple income streams under one roof Long operating history with established clientele Fully staffed, turnkey operation Value-add opportunity through VLT reintroduction. Located in a high-traffic corridor with year-round tourism drivers This is an excellent opportunity for experienced operators or investors seeking a stable hospitality asset with upside potential. Do not approach staff or ownership directly.

Financials available upon execution of a Confidentiality Agreement (NDA).