



MLS # A2306774

Valleyview, Alberta

\$1,950,000



Division: Valleyview

Type: Hotel/Motel

Bus. Type: Hotel/Motel

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 36,000 sq.ft.

Zoning: Hwy Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Positioned in the heart of Alberta's thriving Peace Country, this well-established 61-room full-service hotel offers an exceptional investment opportunity in one of Northern Alberta's key service and resource-based communities. Strategically located directly on busy Highway 43, part of the CANAMEX trade corridor connecting Edmonton, Grande Prairie, British Columbia, and Alaska, the property benefits from outstanding year-round visibility, easy access, and consistent commercial traffic. Features include 56 guest rooms, 5 suites, lounge with VLTs, ample on-site parking, and approximately 2.45 acres of Highway Commercial land. The on-site restaurant is fully leased, providing additional rental income. Major capital improvements completed in 2015 include electrical upgrades, packaged air-conditioning units, partial room renovations, and exterior improvements. Valleyview serves as a major regional hub supporting oil & gas, forestry, agriculture, tourism, and transportation sectors, making this an excellent opportunity to acquire an established hospitality asset in Alberta's Peace Country.