



**GRASSROOTS**  
REALTY GROUP

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3218 63 Street  
Drayton Valley, Alberta

MLS # A2310646



**\$1,900,000**

**Division:** NONE  
**Type:** Hotel/Motel  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 22,044 sq.ft.  
**Zoning:** I-LHT(Industrial, Light D)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.95 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This meticulously maintained 52-room motel presents a premier investment opportunity in the heart of Drayton Valley's robust oil and gas sector. Built in 2006 and situated on a sprawling 1.95-acre lot, the property features a diverse room mix including 22 high-demand kitchenette suites—ideal for long-term industrial stays—and a comfortable 2-bedroom manager's suite for an owner-operator. With a stellar reputation evidenced by an 8.6 Expedia rating, the West Country Inn is a turn-key operation offering immediate cash flow and strong expansion potential. Now available as the current owners retire, this is an exceptional chance to acquire a top-tier hospitality asset in one of Alberta's most resilient economic hubs.