



GRASSROOTS
REALTY GROUP

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2216 20 Street
Delburne, Alberta

MLS # A2313915



\$699,000

Division: NONE
Type: Hotel/Motel
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 7,104 sq.ft.
Zoning: C1

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: 0.37 Acre
Sewer: -	Lot Feat: -

Inclusions: Business Chattel, Kitchen Equipment, Furnishings, Unbranded Coolers, Dishware, Appliances, POS System

The Delburne Hotel presents an outstanding investment opportunity, combining historic significance with stable diversified income streams and considerable potential for continued growth. Constructed with enduring quality and attention to architectural detail, the Delburne Hotel stands as a landmark within the community. The property includes six well-appointed guest rooms, providing comfortable accommodations for both corporate and leisure travelers. Its established reputation ensures consistent occupancy and positive referrals. Complementing the hospitality operations, the property features multiple commercial components, including a leased restaurant, a popular pub, and a liquor store. The Delburne Hotel provides significant potential for value appreciation and operational expansion. New roof in January.