



359 24 Street
Fort Macleod, Alberta

MLS # A2315799



\$1,499,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	14,706 sq.ft.
Zoning:	CB

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Excellent opportunity to acquire a well-established hotel/motel in a high-exposure Southern Alberta location positioned along the busy Highway 2 & Highway 3 corridor, approximately 90 minutes south of Calgary. This property benefits from consistent year-round traffic generated by tourism, agricultural activity, local events, and workforce accommodation, while also being ideally situated only 15 minutes from Head-Smashed-In Buffalo Jump, approximately 40 minutes to Waterton Lakes National Park, and within an hour of the U.S. border. The property features 28 guest rooms along with a spacious owner/manager's residence offering 4 bedrooms and 2 bathrooms, thoughtfully laid out with two bedrooms upstairs and two downstairs — an ideal setup for owner-operators or on-site management. During the winter season, the business maintains strong and stable cash flow through longer-term occupancy, with king kitchenette suites historically achieving approximately \$1,300–\$1,500/month. Current ownership has completed renovations to five guest rooms, providing buyers with immediate upside potential through continued modernization and operational improvements. The motel generates approximately \$350,000 in annual gross revenue, with the current owner reporting approximately \$200,000/year in income inclusive of salary. Situated on a large 35,937 sq.ft. (0.825 acre) site with a building size of approximately 14,706 sq.ft., the property offers excellent visibility, accessibility, and ample future potential. The roof and boiler system are estimated to have approximately five years of remaining life, allowing purchasers the ability to strategically plan future capital improvements while operating a stable and income-producing asset in a growing regional market.