



GRASSROOTS

REALTY GROUP

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601 14 Avenue
Wainwright, Alberta

MLS # A2315848



\$1,390,000

Division: Wainwright

Type: Hotel/Motel

Bus. Type: Hospitality

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,048 sq.ft.

Zoning: c3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: The seller will provide an equipment list.

Well-maintained motel located in Wainwright, offering stable cash flow and a semi-absentee ownership structure. The property generates approximately \$341,000 in annual revenue with an estimated NOI of approximately \$139,000, providing an attractive return for investors. The motel features 22 rentable guest rooms plus a manager's suite and office. It benefits from a strong mix of clientele including work crews, healthcare professionals, railway personnel, and general travelers. Approximately 50% of occupancy is derived from long-term stays, providing consistent and predictable cash flow throughout the year. The business is currently operated by an on-site manager couple, making it an ideal opportunity for investors seeking passive or semi-passive ownership. The manager's suite is conveniently located adjacent to the front office, contributing to efficient day-to-day operations. There is also potential to increase profitability through owner-operation. The property has been well maintained, with major renovations completed in 2016. A new hot water tank was installed in 2025, and low immediate capital expenditure is anticipated. One guest room currently requires renovation and is being offered in as-is condition. Situated on approximately 1.5 acres, the property offers future expansion or redevelopment potential. Supported by demand from Canadian Forces Base Wainwright, the local oil and gas industry, agriculture, and regional services, this is an excellent opportunity to acquire a stable hospitality asset in a resilient regional market.