



GRASSROOTS
REALTY GROUP

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404 Main Street
Cardston, Alberta

MLS # A2337741



\$3,550,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	21,876 sq.ft.
Zoning:	Commercial

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: All furnishing and equipment

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

42 room Hotel in Prime location on Main St/ Hwy 2 in Cardston Alberta has been operated by the same owners since 1997. With onsite pool, tanning bed, and clean comfortable accommodation with A&W the serves breakfast next door- the The South Country Inn is the best option for travels to stay in Cardston. This Highly efficient hotel has a state of the art heating and cooling system that uses ground water to cool the building and boilers and heat exchangers to heat the pool and the building to cut down on heating costs. With new Hospital and other commercial construction projects being announced to be built in Cardston there is a huge need for accommodation for workers which makes the future revenue for this hotel very attractive. Call a realtor today to get more info about the revenue and potential of this great hotel opportunity. There is 21876 sq feet above grade and 30,573 sq feet total including all 3 levels.