



GRASSROOTS
REALTY GROUP

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451 24 Street
Fort Macleod, Alberta

MLS # A2341064



\$1,600,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	12,000 sq.ft.
Zoning:	CG

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

Excellent Small Business & Owner-Operator Opportunity in the Heart of Fort Macleod! This well-established and busy motel offers an outstanding opportunity for investors, entrepreneurs, or owner-operators looking to own and operate a thriving hospitality business in the heart of Fort Macleod. The property features 27 guest rooms, including 5 beautifully refinished two-bedroom cabins, 13 single rooms, and 4 double rooms, providing a variety of accommodation options for guests. Adding exceptional value to the property is an approximately 1,600 sq. ft. residential house conveniently located in the center of the motel, complete with a double attached garage and an integrated front office. The residential space provides comfortable on-site living for an owner-operator while keeping the business operations easily accessible. Ideally located close to shopping, restaurants, and local amenities, the motel benefits from a convenient location that is well suited to both business and leisure travelers. With its strong existing operation, multiple accommodation options, on-site residence, and central location, this property presents a rare opportunity to own a well-positioned hospitality business in Fort Macleod. Don't miss this opportunity to take ownership of an established motel with excellent potential for continued success and growth!