



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

504 & 506 Main Street
Manning, Alberta

MLS # A2342680



\$999,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	57,609 sq.ft.
Zoning:	C-1

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

An exceptional opportunity to acquire a diversified hospitality business with multiple income streams and strong upside potential—without the investment typically required for a large hotel operation. Located in Manning, Northern Alberta, this property combines a 25-room motel and a 23-room hotel, along with owner/manager living quarters featuring 2 bedrooms, a kitchen and living room. Multiple revenue sources include monthly room rentals, a liquor store, a licensed bar with 6 VLTs, and seasonal karaoke nights. The karaoke operation generates approximately \$50,000 in additional annual revenue during the winter season. Several rooms are also rented monthly, providing stable recurring income, while a vacant restaurant space offers an opportunity to create an additional revenue stream through leasing or reopening the restaurant. An ideal opportunity for an owner-operator or investor seeking multiple sources of income, manageable operating costs, and significant potential to increase revenue through hands-on management and further development of the existing business.