



GRASSROOTS
REALTY GROUP

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5136 54 Street
Viking, Alberta

MLS # A2344706



\$2,190,000

Division:	Viking
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	26,333 sq.ft.
Zoning:	Highway Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	3.46 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

Excellent hospitality and investment opportunity in East Central Alberta! The 28-room Viking Inn is strategically located at the intersection of Highways 14 and 36, along the Veterans Memorial Highway and near CN Rail's northern main line. The property features 28 guest rooms, a 100+ seat restaurant and lounge with potential VLTs machines and conference facilities. Approximately \$350,000 has recently been invested in renovating and upgrading the restaurant, which is now leased at an attractive rent and enjoys strong business, drawing patrons from Viking and surrounding communities.

Viking is an active agricultural and energy centre, with its regional hospital, rail facilities, high school and other amenities supporting local demand. The nearby Hardisty Oil Terminal is undergoing a major storage expansion, adding to the region's economic activity. Hockey is part of the fabric of the community given the legacy of the Sutter family, and the Carena is popular for youth hockey games from October to March. The Viking Inn commendably serves the lodging and dining needs generated by these establishments and the steady flow of travelers along this important transportation corridor. This established operation offers an excellent opportunity for an owner-operator or investor, with multiple revenue streams and further growth potential.