



GRASSROOTS
REALTY GROUP

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309 Main Street
Three Hills, Alberta

MLS # A2159933

\$1,190,000



Division:	NONE
Type:	Hotel/Motel
Bus. Type:	Bar/Tavern/Lounge,Hotel/Motel ,Liquor Store ,Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,500 sq.ft.
Zoning:	CB

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.23 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	The Equipment (Chattel) List is TBD.		

-Motel rooms are lease to long term tenants of \$850 per a month. -Room and roof of motel were renovated in 5 years ago. -Only Bar in town with 5 VLTs. -Liquor sales is \$400,000 with 22~24% margin. -New owner can run the local popular restaurant business or lease it. -3,500 population with schools, hospital, grocery store, etc. -1.5 hours from Calgary, 2.5 hours from Edmonton.