

**4004 Highway 2 S  
Athabasca, Alberta**

**MLS # A2236039**



**\$3,250,000**

**Division:** Athabasca Town

**Type:** Hotel/Motel

**Bus. Type:** Hospitality,Hotel/Motel

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,528 sq.ft.

**Zoning:** Commercial

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.96 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** The Seller will provide the chattel & equipment list.

Conveniently located near Highway 2, the Old Brick School, and the Athabasca Native Centre. Features include on-site laundry, barbecue grills, a conference center, and a fitness room. Easy to operate &mdash; primary clientele consists of long-term workers. Includes a manager's suite with 1 bedroom, 1 bathroom, kitchen, and living room. Just 90 minutes from Edmonton and 3 hours from Fort McMurray. NOTE: Revenue (ear end March 31), 2023: \$900,460, 2024: \$910,736, 2025: \$932,327. NOI: 2023: \$605,000, 2024: \$612,000, 2025: \$668,000. Year built: 1979 (26 rooms), 2001 (10 rooms)