

**1049 Waterton Avenue  
Pincher Creek, Alberta**

**MLS # A2242304**



**\$3,190,000**

<b>Division:</b>	NONE
<b>Type:</b>	Hotel/Motel
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	14,066 sq.ft.
<b>Zoning:</b>	C2(Highway/Drive-in Comme
<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	0.84 Acre
<b>Lot Feat:</b>	-

**\*\*Owner retiring and downsizing\*\*** Seize this rare chance to own a thriving franchise motel, fully renovated in 2023, located in a high-demand tourism area just minutes from Waterton Lakes National Park, and key energy sector routes. This award-winning property boasts exceptional condition and cash flow with strong year-round demand from tourists, contractors, and corporate clients. Key Features are \* 30 rooms(27 kitchenette rooms) \* 3 bedroom living quarters \* Outstanding reputation: 4.7 Google reviews. Growth opportunities include \* Highway 3 Twinning: Ongoing infrastructure improvements through Pincher Creek enhance accessibility, and \* Grassy Mountain Coal Mine: Proposed \$1.1B, 25-year project expected to drive long-term housing demand. With strong sales and high profitability, this motel is a top-performing hospitality asset with significant upside potential. Don't miss this opportunity to invest in a turnkey business in a sought-after location.