

\$1,750,000 - 5125 North Avenue, Swan Hills

MLS® #E4428241

\$1,750,000

0 Bedroom, 0.00 Bathroom,
Business with Property on 0.00 Acres

Swan Hills, Swan Hills, AB

Great Price on this 32 unit motel! Priced to sell! Newer built 2009 with insulated concrete construction, complete with 800 amp electrical, hydronics heating system with in-floor heating, this is a turn key operation! Situated on North Avenue in Swan Hills, this investment opportunity enjoys the service industry clientele in the Big Lakes area. Site is on a 4.74 acre parcel zoned for highway commercial, with only 1.5 acres currently in use. Potential for a restaurant or further expansion. Motel also offers Rv hook ups for up to 15 Rvs. Rooms consist of 16 one bedroom and 16 two bedroom units. Ceramic and laminate flooring through out, fully air conditioned. Lots of room for expansion, great opportunity! Certified appraisal available ! Has a 9 Cap Rate !

Built in 2009

Essential Information

MLS® #	E4428241
Price	\$1,750,000
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Business with Property
Status	Active



Community Information

Address 5125 North Avenue
Area Swan Hills
Subdivision Swan Hills
City Swan Hills
County ALBERTA
Province AB
Postal Code T0G 2C0

Exterior

Exterior Concrete, See Remarks
Construction Concrete, See Remarks

Additional Information

Date Listed March 30th, 2025
Days on Market 21
Zoning Zone 70

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