

ALPINE LODGE MOTEL

\$1,650,000

MOTEL FOR SALE



PROPERTY FEATURES

- Motel Name : **Alpine Lodge Motel**
- Address : 10005 100 St, Grande Cache, AB T0E 0A6
- Rooms : 34 (20 kitchenette & 14 standard rooms)
- Building Area :
- Land Area : 0.86 Acres
- Year Built : 1973
- Renovation : 2019-Now, cost \$247,000, including heating, water line, doors, windows, card keys, wifi, furniture, boiler, and furnace
- Cap Rate: 9%
- Sale type : Share Sale
- MLS# : A2274063

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DESCRIPTION

Alpine Lodge Motel in Grande Cache, AB features 34 well-maintained rooms on a 37,600 sq ft lot, including 20 kitchenettes and 14 standard units, plus an on-site manager's suite and a leased 1,700 sq ft sushi restaurant. Since 2019, over \$247,000 has been invested in major upgrades such as new heating and water lines, windows, doors, a boiler system, furniture, security cameras, and card-key access. Strategically located in the Montney Basin, the motel benefits from steady demand driven by coal mining, natural gas and oil operations, forestry, and regional construction crews, along with year-round tourism from Willmore Wilderness Park. This is a turnkey, income-producing asset in a resilient market with reliable worker accommodation needs and growing recreational traffic.



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- TOP 1st Commercial Agent Award 2024, Sutton Group- RIFO
- TOP 1% Regal Award 2024, Sutton Group- RIFO
- Top 10% Realtor, DIAMOND MASTER Medallion Club, 16 years, 2007-2023, Greater Vancouver Realtors

DISCLAIMER - Jay Choi has made every effort to ensure the accuracy of the information provided, including materials received from the seller and information gathered from many sources. However, they assume no responsibility for any inaccuracies in the material. Buyers are advised to conduct their own due diligence, in consultation with their lawyer, accountant, or other professionals, to verify all details thoroughly.

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