

JUST LISTED

5125 NORTH AV
Swan Hills, AB T0G 2C0



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TIM GARTNER
Associate
(780) 990-5263 Office
(780) 457-5240 Office
tgartner@maxwellrealty.ca

EXPLORE THE POSSIBILITIES.
FOR A SHOWING - CALL TODAY!

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\$1,750,000

49 Beds

0 Baths

10,340 sqft

206,474 sqft

Listing ID: E4428241

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 infloor 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 ! (id:36536)

