

MAXX COMMERCIAL

Licensed at RE/MAX Landan Real Estate
279 Midpark Way SE #102 Calgary, AB T2X 1M2

FOR SALE

830 Main Avenue W, Sundre, AB T0M 1X0



PROPERTY HIGHLIGHTS

25-unit motel with highway exposure and strong income potential in Sundre, Alberta.

- 11,200 sq ft** Hotel/Motel building
- Located at **Hwy 27 & Hwy 22 intersection** — prime exposure
- Full inclusions:** 28 beds, 25 TVs, 14 stoves, 24 fridges, 2 washers/dryers
- 2 acres of land at the front** — potential for RV storage, more units, or commercial development
- Includes computer + printer, phone system, pylon sign, window coverings, 12 desks
- Easy-to-operate business** with steady income
- Highway Commercial (C-2)** zoning
- Manager's Suite** included
- 40 total parking stalls** (15 common, 25 designated)
- Long-term **established motel business**
- Seller will consider vendor financing** OAC

MAXX COMMERCIAL — *Experience That Counts*

Bruce McIntosh

Associate Broker | RE/MAX Landan

P: (403) 831-7355 | F: (403) 256-3144

E: bruce_bmac@yahoo.ca

Ethan King

Assistant to Bruce McIntosh

P: (403) 483-3594

E: enking1911@gmail.com