

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.

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

MAXX COMMERCIAL — *Experience That Counts*

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