



FOR SALE

6011 49 Street,
Barrhead, AB T7N 1N1



Property Details

Address	6011 49 Street, Barrhead, AB T7N 1N1
Listing Price	\$2,750,000
Investment Type	Full-Service Hotel
Guest Rooms	52 Rooms
Price Per Key	Approx. \$52,885
VLTs	9
Site Size	Approx. 3 Acres
Availability	Immediately

**Detailed financial information available to
qualified purchasers upon execution of an NDA.**



Property Highlights

- 52-room full-service hotel investment opportunity with multiple established revenue streams.
- Features one restaurant, bar/lounge, full commercial kitchen, and banquet/event facility.
- 9 VLTs located within the bar/lounge, providing an important additional revenue stream.
- Generous hospitality capacity with approximately 200 banquet seats, 120 restaurant seats, and 80 lounge seats.
- Situated on an approximately 3-acre site with ample on-site parking, excellent visibility, and convenient access in Barrhead.
- Diversified income potential from guest rooms, food service, bar/lounge operations, VLTs, and banquet/events.

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Property Photos







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