

ALPINE LODGE MOTEL

Owner-Operated | Industrial Demand Driven | Turnkey Opportunity



10005 – 100 Street, Grande Cache, AB

CAD \$1,390,000

PROPERTY OVERVIEW

Address: 10005 – 100 Street, Grande Cache, AB

Rooms: 34 Total (20 Kitchenette + 14 Standard, Each room is 380 sq ft)

Land Size: 0.86 Acres

Year Built: 1973

Zoning: Commercial

Sale Type: Share Sale (or Asset Sale)

Major Capital Improvements (Since 2019 – Approx. \$247,000 Invested)

- Heating & water line replacement
- New boiler & hot water system
- Doors & windows upgrade
- Card-key system
- Security cameras
- Furniture & WiFi improvements

- ✓ On-site manager suite
- ✓ Paved & landscaped parking
- ✓ Leased 1,700 sq.ft. sushi restaurant

MARKET OVERVIEW – GRANDE CACHE

Grande Cache is strategically positioned within Alberta's resource corridor.

Primary Demand Drivers

- Metallurgical coal mining
- Natural gas & oil operations
- Forestry activity
- Gas-fired power generation plant

This creates **consistent worker accommodation demand**, particularly for kitchenette units suited to long-term stays.

Additionally, seasonal tourism supports occupancy through:

- Hiking & outdoor recreation
- Hunting & wilderness tourism
- Proximity to Willmore Wilderness Park

This is a **workforce-based motel market with tourism upside** – a resilient demand profile.



INVESTMENT HIGHLIGHTS

- **True Owner-Operator Opportunity**

This is not a passive cap-rate asset.

It is structured for a working owner generating \$130K–\$160K annual personal income.

- **20 Kitchenette Units**

Well positioned for long-term industrial workforce stays.

- **Major Capital Upgrades Completed**

Minimal immediate capex exposure.

- **Stable Industrial Base**

Mining, energy, forestry = non-tourism-dependent demand stability.

UPSIDE POTENTIAL

- ADR optimization
- Online channel management improvement
- Expense streamlining
- Extended worker contracts
- Restaurant synergy opportunities

Even modest revenue growth materially improves NOI due to fixed cost structure.

INVESTMENT POSITIONING

- ✓ Ideal for hands-on operator
- ✓ Strong industrial tenant base
- ✓ Meaningful owner cash flow
- ✓ Low replacement cost relative to price
- ✓ Share sale tax advantages

CONTACT INFORMATION



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Action: Full financial package, site maps, and private tours are available upon request after the execution of a Non-Disclosure Agreement (NDA).