

# \$2,990,000 - N/A, Athabasca

MLS® #A2172762

**\$2,990,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.96 Acres

N/A, Athabasca, Alberta

Extensively well renovated ,maintained and rewarded 3 star rating 36 rooms ( 33 kitchenette, executive suite featuring a king size bed, fireplace and Jacuzzi tub), 1 bed room manger suite and fitness room with concrete building. NOTE : 1.

Revenue(Yearend March 31 ) : 2023

: \$900,460, 2024: \$885,782 2. NOI : 2023 :

\$480,877, 2024 : \$456,838 , 3. Year built:  
1979 ( 26 rooms), 2001 (10 rooms).



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2172762    |
| Price     | \$2,990,000 |
| Bathrooms | 0.00        |
| Acres     | 1.96        |
| Type      | Commercial  |
| Sub-Type  | Hotel/Motel |
| Status    | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | N/A              |
| Subdivision | N/A              |
| City        | Athabasca        |
| County      | Athabasca County |
| Province    | Alberta          |

## Exterior

|              |          |
|--------------|----------|
| Construction | Concrete |
|--------------|----------|

## **Additional Information**

Date Listed            October 14th, 2024  
Days on Market        179  
Zoning                  Highway Commercial

## **Listing Details**

Listing Office            MaxWell Canyon Creek

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