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848 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Cardston, Alberta



Listing ID:
35325


MLS ID:
A2312455

\$1,750,000



 **BRAD BEAZER**
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 848 Main Street , Cardston , Alberta T0K 0K0

Transaction Type For Sale	Days On Market 1	Zoning DRIVE-IN/HIGHWAY COMMERCIAL
Subdivision NONE	Year Built 1972	Structure Type Hotel/Motel
Property Type Commercial	Property Sub Type Hotel/Motel	Legal Plan 2247G
Building Area (Sq. Ft.) 13902.00	Building Area (Sq. M.) 1291.53	Heating Natural Gas
Inclusions NONE	Restrictions See Remarks	Reports Audited Financial Statements

Excellent opportunity to own a well-established motel in Cardston, Alberta. This 37-room property benefits from a strong history of repeat clientele and consistent seasonal performance, making it an ideal investment for an owner-operator or investor seeking a stable hospitality business. The majority of business demand occurs during the busy summer tourism season from June through September, when the area experiences high visitor traffic. This seasonal peak provides strong annual revenue potential, while the shoulder and off-season months offer opportunity for continued growth through marketing and expanded services. The motel offers a wide variety of room configurations to accommodate diverse guest needs, including standard rooms, multi-room suites, and units with kitchenettes. Many of the rooms have been recently renovated and updated, providing modern, comfortable accommodations with additional upside for further improvements. A major added benefit is the on-site 1,800 sq. ft. three-bedroom living quarters, ideal for an owner or property manager. This private residence adds significant value and convenience for hands-on operation. The property also includes additional space that could be renovated into a monthly rental unit. With strong local demand for long-term housing in Cardston, this presents an excellent opportunity to create a reliable year-round income in addition to the motel operations. Additional features include ample storage areas, functional common spaces, and room for potential future expansion. The size and layout of the property provides flexibility to grow operations and increase revenue streams over time. The current manager has been successfully operating the motel for nearly two years and is willing to remain with new ownership, ensuring continuity and a smooth transition.

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