

# \$1,290,000 - 4606 50 Street, Valleyview

MLS® #A2103514

**\$1,290,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.35 Acres

NONE, Valleyview, Alberta

Fully renovated Cement block and stucco 35 rooms( 10 Kitchen), 2 bedroom manager with 3.355 Acres land situated on the junction of Highway 43 leading to British Columbia and Alaska via Grande Prairie and the north south stretch of Highway 49 towards Donnelly and Alberta Highway 2 towards Peace River.

Valleyview's economy is primarily resource driven with oil and gas being the predominant industry. Multiple oil and gas companies operate in the area with several pipelines in the vicinity.

Another notable employer in Valleyview is the Municipal District of Greenview, which has its main administrative office and several departments situated within town limits. The town is also a regional hub for medical services.

-Revenue details : 2023 : \$548,411, NOI)2023 :\$271,082, Owner spent about \$600,000 for the renovation.

-Valleyview Horizon Inn 1 (99 rooms with leased restaurant) is for sale(A2103654) also and the owner is same as Horizon Inn 2 .Horizon Inn 2 is operating by at Horizon Inn 1 front system and the price , operation and profit can be better by purchasing Horizon Inn 1 & 2 together.

Built in 1978

## Essential Information

MLS® #                    A2103514



Price	\$1,290,000
Bathrooms	0.00
Acres	3.35
Year Built	1978
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

### **Community Information**

Address	4606 50 Street
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

### **Additional Information**

Date Listed	January 25th, 2024
Days on Market	453
Zoning	Gateway commercial

### **Listing Details**

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.