

\$3,290,000 - 5204 Highway Street, Valleyview

MLS® #A2103654

\$3,290,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.05 Acres

NONE, Valleyview, Alberta

Attention \$500,000 Reduction of the price ! .
99 rooms , leased restaurant with 3.69 Acres
land (2 Executives, 14 Kitchenette, 6
Kitchenette suites, 26 Single, 50 Double)
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 detail) 2023 :\$1,271,028,
NOI)\$451,538 , -Horizon inn 2(35 rooms) is
for sale((A2103514) and the owner is same
as Horizon Inn 1. 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 1997

Essential Information

| | |
|--------|-------------|
| MLS® # | A2103654 |
| Price | \$3,290,000 |



| | |
|------------|-------------|
| Bathrooms | 0.00 |
| Acres | 3.05 |
| Year Built | 1997 |
| Type | Commercial |
| Sub-Type | Hotel/Motel |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 5204 Highway 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 | 493 |
| Zoning | Highway Development |

Listing Details

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

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