

# \$529,000 - 4020 Secondary Road, Calling Lake

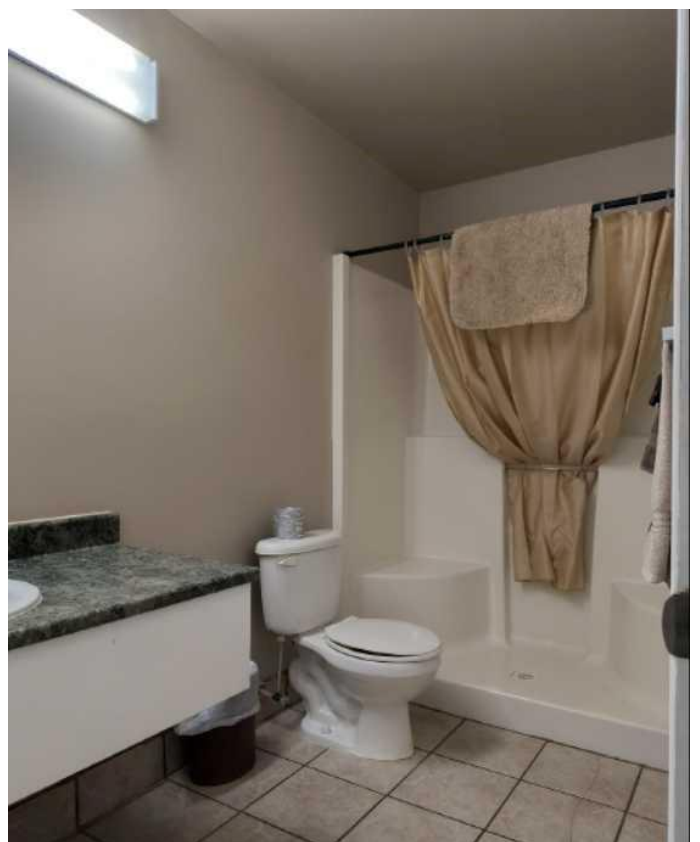
MLS® #A2195781

**\$529,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.00 Acres

NONE, Calling Lake, Alberta

Huge price reduced to quick sale. Located 150 minutes NORTH from downtown Edmonton, this motel consists of 37 units (rooms), including 4 units used as owner's suite and storage space. The well-maintained building was built in 2008 and is approx. 15,000 sq.ft on approx. 4 acres. Each unit consists of 14 single rooms and 22 double rooms. There are additional 5 separate spaces used as offices, laundry, garage, and maintenance rooms, and the motel is equipped with 8 industrial water heaters and in-floor heating system. All room refrigerators/microwaves have been recently replaced and many repairs and maintenance/cleaning have been done. The motel is located on the highway leading to the oil fields, has no competition within 70-120 km, and is visited by many crews, hunters, fishermen, and tourists due to the provincial parks and oil fields nearby. The motel also has a fully equipped restaurant with 8 tables, fire suppression system, and walk-in coolers to serve motel guests and local residents. (\* Restaurant is temporarily closed) Experience in the motel and restaurant business is an asset to further enhance the business. This is a great opportunity for anyone looking for a motel business with great potential as the building is young and there is no competition, so don't miss out. Business with property for sale. The listing price is based mainly on the value of the land and the building only. Thank you.



Built in 2008

## Essential Information

MLS® #	A2195781
Price	\$529,000
Bathrooms	0.00
Acres	4.00
Year Built	2008
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

## Community Information

Address	4020 Secondary Road
Subdivision	NONE
City	Calling Lake
County	Opportunity No. 17, M.D. of
Province	Alberta
Postal Code	t0g 0k0

## Amenities

Utilities	Electricity Available, Garbage Collection, High Speed Internet Available, Natural Gas Available, Phone Available, Satellite Internet Available, Sewer Available, Water Available
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## Interior

Heating	Baseboard, Natural Gas, Electric, In Floor
Cooling	None

## Exterior

Lot Description	Treed, Cleared, Level, Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	February 19th, 2025
Days on Market	60
Zoning	C

## Listing Details

Listing Office

Grand Realty



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