

# \$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	196
Zoning	Highway Commercial

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.