

# \$610,000 - 102 First Ave, Torrington

MLS® #A2211728

**\$610,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.35 Acres

NONE, Torrington, Alberta

Welcome to an exceptional opportunity to own a thriving business. This unique property boasts a 10-room motel with additional land, presenting an array of amenities that make it a one-stop destination for both locals and travelers alike. Property Features: Motel: Ten well-appointed rooms provide a comfortable and inviting stay for guests. Whether it's a weekend getaway or an extended stay, the motel offers a relaxing environment.

Entertainment Hub: The property features a range of entertainment options, including four Video Lottery Terminals (VLTs), a full bar, and a restaurant. The inclusion of a golf simulator, karaoke machine, and an ATM ensures a lively atmosphere, making it a local favorite. Liquor Store: Conveniently located on-site, the liquor store caters to the needs of guests and residents, offering a diverse selection of beverages.

Owner's Suite: The property comes complete with a spacious one-bedroom owner's suite, featuring a full kitchen, office, and living room. This allows owners to reside on-site, minimizing living expenses and maximizing the convenience of managing the business. Long-Standing Ownership: With a dedicated owner at the helm for the past 15 years, this establishment has become a staple in the community. The current owner's decision to retire opens up an exciting opportunity for a new owner to carry on the legacy. Monopoly in Town: This property holds a unique position as the only motel, liquor store, and bar in town. With the nearest



competition located over 28 kilometers away, it enjoys a monopoly in the area, ensuring a steady flow of customers. Stable Business: The business has demonstrated stability over the years, with consistent and reliable sales. This reliability provides a solid foundation for new owners to build upon and explore further growth opportunities. Why Invest: For a young family or a couple seeking a change of pace, this property offers the perfect blend of business ownership and comfortable living. The attached owner's suite allows for a seamless work-life balance, and the diverse range of offerings ensures multiple revenue streams. Seize the opportunity to own a business with a proven track record and solid community standing. Take the reins of this turnkey operation and continue the tradition of excellence in hospitality and entertainment that has defined this property for the past 15 years. Contact your favourite real estate agent today to schedule a viewing and explore the endless possibilities that await with this all-in-one hospitality and entertainment gem. Please note that the list price does not include inventory.

Built in 1954

**Essential Information**

MLS® #	A2211728
Price	\$610,000
Bathrooms	0.00
Acres	0.35
Year Built	1954
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

**Community Information**

Address	102 First Ave
---------	---------------

Subdivision	NONE
City	Torrington
County	Kneehill County
Province	Alberta
Postal Code	T0M 2B0

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	110
Zoning	Hamlet General District

### **Listing Details**

Listing Office	Brilliant Realty
----------------	------------------

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.