

# \$3,190,000 - 1049 Waterton Avenue, Pincher Creek

MLS® #A2242304

**\$3,190,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.84 Acres

NONE, Pincher Creek, Alberta

**\*\*Owner retiring and downsizing\*\*** Seize this rare chance to own a thriving franchise motel, fully renovated in 2023, located in a high-demand tourism area just minutes from Waterton Lakes National Park, and key energy sector routes. This award-winning property boasts exceptional condition and cash flow with strong year-round demand from tourists, contractors, and corporate clients. Key Features are \* 30 rooms(27 kitchenette rooms) \* 3 bedroom living quarters \* Outstanding reputation: 4.7 Google reviews. Growth opportunities include \* Highway 3 Twinning: Ongoing infrastructure improvements through Pincher Creek enhance accessibility, and \* Grassy Mountain Coal Mine: Proposed \$1.1B, 25-year project expected to drive long-term housing demand. With strong sales and high profitability, this motel is a top-performing hospitality asset with significant upside potential. Don't miss this opportunity to invest in a turnkey business in a sought-after location.

Built in 1952

## Essential Information

MLS® #	A2242304
Price	\$3,190,000
Bathrooms	0.00
Acres	0.84
Year Built	1952



Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

### **Community Information**

Address	1049 Waterton Avenue
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	50
Zoning	C2(Highway/Drive-in Comme

### **Listing Details**

Listing Office	CIR Realty
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