# \$1,390,000 - 5125 North Avenue, Swan Hills

MLS® #E4428241

### \$1,390,000

0 Bedroom, 0.00 Bathroom, Business with Property on 0.00 Acres

Swan Hills, Swan Hills, AB

Fantastic opportunity to own & operate your own family-run business in Alberta. This 32-unit motel built in 2009, is a turnkey operation with income potential. Designed with long-term sustainability featuring insulated concrete construction, an 800-amp electrical system, hydronic in-floor heating, laminate flooring, Ceramic Tile Showers & Full A/C in every unit. Located on a 4.74-acre parcel zoned Highway Commercial, only 1.5 acres are currently developed, leaving Excellent potential to add a restaurant, lounge, or convenience storeâ€"ideal for involving family members in the day-to-day operations & expansion. Motel includes 16-1 bedroom & 16-2 bedroom units, no shared walls for maximum guest privacy. With 15 RV hookups, flexible rental options for daily, weekly, or monthly stays, certified appraisal & a strong 9% cap rate. This is an outstanding opportunity for families looking to build a lasting, profitable business. A rare chance to invest in your future and work side by side with those who matter most.

Built in 2009

### **Essential Information**

MLS® # E4428241 Price \$1,390,000







Bathrooms 0.00 Acres 0.00 Year Built 2009

Type Business with Property

Status Active

## **Community Information**

Address 5125 North Avenue

Area Swan Hills
Subdivision Swan Hills
City Swan Hills
County ALBERTA

Province AB

Postal Code T0G 2C0

### **Exterior**

Exterior Concrete, See Remarks
Construction Concrete, See Remarks

### **Additional Information**

Date Listed March 30th, 2025

Days on Market 214

Zoning Zone 70

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Listing information last updated on October 30th, 2025 at 3:32pm MDT