

\$3,290,000 - 5204 Highway Street, Valleyview

MLS® #A2103654

\$3,290,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.05 Acres

NONE, Valleyview, Alberta

Attention \$500,000 Reduction of the price ! .
99 rooms , leased restaurant with 3.69 Acres
land (2 Executives, 14 Kitchenette, 6
Kitchenette suites, 26 Single, 50 Double)
situated on the junction of Highway 43 leading
to British Columbia and Alaska via Grande
Prairie and the north south stretch of Highway
49 towards Donnelly and Alberta Highway 2
towards Peace River.

Valleyview's economy is primarily resource
driven with oil and gas being the predominant
industry. Multiple oil and gas companies
operate in the area with several pipelines in
the vicinity.

Another notable employer in Valleyview is the
Municipal District of Greenview, which has its
main administrative office and several
departments situated within town limits. The
town is also a regional hub for medical
services.

Revenue detail) 2023 :\$1,271,028,
NOI)\$451,538 , -Horizon inn 2(35 rooms) is
for sale((A2103514) and the owner is same
as Horizon Inn 1. Horizon Inn 2 is operating
by at Horizon Inn 1 front system and the price
, operation and profit can be better by
purchasing Horizon Inn 1 & 2 together.

Built in 1997

Essential Information

MLS® #	A2103654
Price	\$3,290,000



Bathrooms	0.00
Acres	3.05
Year Built	1997
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

Community Information

Address	5204 Highway Street
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

Additional Information

Date Listed	January 25th, 2024
Days on Market	434
Zoning	Highway Development

Listing Details

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.