

# \$1,750,000 - 701 Main Avenue W, Sundre

MLS® #A2217747

**\$1,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.48 Acres

NONE, Sundre, Alberta

**TURNKEY MOTEL** Excellent Highway exposure. Well Maintained. 1.4 acres. 38 Units plus owners suite. This is your opportunity to own a motel in the vibrant and growing community of Sundre, Ab. Situated on the west end of town with prime visibility and access directly off Highway 27, this 1.4 acre property is exceptionally maintained and caters to Sundre's tourism, oil & gas, and the forestry sectors. 38 guest units in total, 2 spacious one-bedroom kitchenette suites, 8 standard kitchenette rooms, 28 non-kitchenette suites. A spacious owners suite with one bedroom, large living room, full kitchen, office and 1.5 bathrooms. All the necessary equipment and chattels included for seamless operation. Two buildings: the front one is built in 1996 and houses the main office and features hot water boiler heat. The second building built in 2005 features heat pumps for heating and air conditioning. Easy access, ample parking and great visibility. Zoned for highway commercial use. The opportunity also exists to convert into low income housing as long as a component of the property is used for Commercial. This is a previously well established income-producing property in a high-traffic location and solid local support and potential for further growth. **DO NOT APPROACH OWNERS. SHOWINGS BY APPOINTMENT ONLY.**

Built in 2005



## Essential Information

MLS® #	A2217747
Price	\$1,750,000
Bathrooms	0.00
Acres	1.48
Year Built	2005
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

## Community Information

Address	701 Main Avenue W
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

## Interior

Heating	Baseboard, Boiler, Heat Pump, Natural Gas, Varies by Unit
Cooling	Full

## Exterior

Lot Description	City Lot, Level
Roof	Asphalt Shingle
Foundation	Slab

## Additional Information

Date Listed	May 5th, 2025
Days on Market	55
Zoning	C-2

## Listing Details

Listing Office	REMAX ACA Realty
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