\$3,250,000 - 4004 Highway 2 S, Athabasca

MLS® #A2236039

\$3,250,000

0 Bedroom, 0.00 Bathroom, Commercial on 1.96 Acres

Athabasca Town, Athabasca, Alberta

Conveniently located near Highway 2, the Old Brick School, and the Athabasca Native Centre. Features include on-site laundry, barbecue grills, a conference center, and a fitness room. Easy to operate â€" primary clientele consists of long-term workers. Includes a manager's suite with 1 bedroom, 1 bathroom, kitchen, and living room. Just 90 minutes from Edmonton and 3 hours from Fort McMurray. NOTE: <1> Revenue (ear end March 31), 2023: \$900,460, 2024: \$910,736, 2025: \$932,327. <2> NOI: 2023: \$605,000, 2024: \$612,000, 2025: \$668,000. <3> Year built: 1979 (26 rooms), 2001 (10 rooms)







Built in 2001

Essential Information

MLS® # A2236039

Price \$3,250,000

Bathrooms 0.00 Acres 1.96

Year Built 2001

Type Commercial

Sub-Type Hotel/Motel

Status Active

Community Information

Address 4004 Highway 2 S Subdivision Athabasca Town City Athabasca

County Athabasca County

Province Alberta

Postal Code T9S 1B5

Additional Information

Date Listed July 1st, 2025

Days on Market 121

Zoning Commercial

Listing Details

Listing Office RE/MAX Complete Realty

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