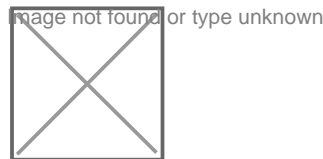


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

HOTEL/MOTEL FOR SALE



Businesses and Franchises for Sale > Business for Sale

Location Fort Macleod, Alberta

Listing ID: 35124

MLS ID: A2308234

\$1,699,900



PHIL YAN (403) 460-3888

Grand Realty 403-460-3888

359 24 Street , Fort Macleod , Alberta T0L 0Z0

This well-located hotel/motel presents an excellent investment opportunity in a busy Southern Alberta town at the intersection of Highways 2 and 3, approximately 90 minutes south of Calgary. The property benefits from strong year-round demand driven by local events, farm workers, and tourism, with Head-Smashed-In Buffalo Jump just 15 minutes away, Waterton Lakes National Park 40 minutes away, and the U.S. border within one hour. The motel features 28 guest rooms plus a spacious 4-bedroom, 2-bathroom manager's suite (two bedrooms upstairs and two downstairs), making it ideal for an owner-operator. During winter months, the property generates steady income through long-term rentals, achieving approximately \$1,300–\$1,500 per month for king rooms with kitchenettes. The roof and boiler system both have an estimated remaining lifespan of about five years, offering buyers the opportunity to plan future upgrades while benefiting from a strong existing location and diversified revenue stream. The business generates approximately \$350,000 in annual sales, and the current owner earns about \$200,000 per year, including salary. Five of the guest rooms have been recently renovated, presenting an opportunity for further upgrades to increase revenue. The property includes a building size of approximately 14,706 sq. ft. situated on a 35,937 sq. ft. (0.825-acre) lot.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.