

## \$1,750,000 - 5125 North Avenue, Swan Hills

MLS® #E4428241

**\$1,750,000**

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

Swan Hills, Swan Hills, AB

Great Price on this 32 unit motel! Priced to sell! Newer built 2009 with insulated concrete construction, complete with 800 amp electrical, hydronics heating system with infloor heating, this is a turn key operation! Situated on North Avenue in Swan Hills, this investment opportunity enjoys the service industry clientele in the Big Lakes area. Site is on a 4.74 acre parcel zoned for highway commercial, with only 1.5 acres currently in use. Potential for a restaurant or further expansion. Motel also offers Rv hook ups for up to 15 Rvs. Rooms consist of 16 one bedroom and 16 two bedroom units. Ceramic and laminate flooring through out, fully air conditioned. Lots of room for expansion, great opportunity! Certified appraisal available ! Has a 9 Cap Rate !

Built in 2009

### Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | E4428241               |
| Price      | \$1,750,000            |
| 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 | 21               |
| Zoning         | Zone 70          |

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Listing information last updated on April 20th, 2025 at 12:32pm MDT