\$1,390,000 - 5125 North Avenue, Swan Hills

MLS® #E4428241

\$1,390,000

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

Swan Hills, Swan Hills, AB

Fantastic opportunity to own & operate your own family-run business in Alberta. This 32-unit motel built in 2009, is a turnkey operation with income potential. Designed with long-term sustainability featuring insulated concrete construction, an 800-amp electrical system, hydronic in-floor heating, laminate flooring, Ceramic Tile Showers & Full A/C in every unit. Located on a 4.74-acre parcel zoned Highway Commercial, only 1.5 acres are currently developed, leaving Excellent potential to add a restaurant, lounge, or convenience storeâ€"ideal for involving family members in the day-to-day operations & expansion. Motel includes 16-1 bedroom & 16-2 bedroom units, no shared walls for maximum guest privacy. With 15 RV hookups, flexible rental options for daily, weekly, or monthly stays, certified appraisal & a strong 9% cap rate. This is an outstanding opportunity for families looking to build a lasting, profitable business. A rare chance to invest in your future and work side by side with those who matter most.

Built in 2009

Essential Information

MLS® # E4428241 Price \$1,390,000







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 200

Zoning Zone 70

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Listing information last updated on October 16th, 2025 at 8:17pm MDT