

## **\$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	31
Zoning	Zone 70

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Listing information last updated on April 30th, 2025 at 3:32am MDT