

FOR SALE
WESTERN VALLEY INN

5402 Highway Street, Valleyview, AB



\$6,450,000



CUSHMAN & WAKEFIELD
Edmonton
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THE OPPORTUNITY

- Well located 50-unit motel with stand alone restaurant
- Stable income with numerous long term contracts



PROPERTY DETAILS

MUNICIPAL ADDRESS

5402 Highway Street, Valleyview, AB

LEGAL DESCRIPTION

421KS, Lot P

ZONING

Highway Commercial

BUILDING SIZE

± 33,040 SF (Motel)

± 2,100 SF (Restaurant)

BUILT

2007 (Motel)

2010 (Restaurant)

ASKING PRICE

\$6,450,000

PROPERTY TAX

\$33,876.11

PROPERTY TAX ASSESSMENT

\$1,723,000

PARKING AREA

80 Paved Parking Stalls

LOT AREA

± 3.39 Acres

COMMENTS

- 5 single king rooms
- 23 double queen rooms
- 11 single queen rooms with kitchenette
- 6 double queen rooms with kitchenette
- 2 executive suites with king beds
- 3 family suites with king bed
- 50 total rooms
- All rooms have through-wall packaged terminal air conditioner (PTAC) units
- 80 paved parking stalls
- Excess land for future development





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