

5302 46 Avenue
Taber, Alberta

MLS # A2277527



\$3,650,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	10,622 sq.ft.
Zoning:	CCD(Comprehensive Commerc

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.80 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Seize a rare opportunity to acquire a high-performing, frequent nationwide award-winning franchise motel located in the "Corn Capital of Canada." Positioned strategically on Highway 3, this property enjoys maximum visibility and a steady stream of commercial and leisure traffic. This is a turnkey investment with a proven reputation for excellence and guest satisfaction. The Property boasts * 50 Well-Appointed Rooms: A versatile mix of guest accommodations designed to meet the needs of long-term workers, families, and solo travellers. * Spacious Living Quarters: Includes a full 3-bedroom owner/manager suite, offering comfort and convenience for on-site operators. * Meeting Room: An essential revenue driver for local business functions and regional training sessions. * Fitness Room: A competitive edge that attracts health-conscious travellers and high-value corporate accounts. * Central Location: Situated at the absolute centre of town, guests are within walking distance to local dining, retail, and municipal services. Taber is currently experiencing a massive economic surge, positioning this motel for significant revenue growth. The property is perfectly situated to house the workforce for several multi-million dollar projects in the immediate area: * Highway 3 Twinning Project: Active construction is bringing a large influx of contractors and transportation professionals directly past the motel's front door. * Proteus Alberta Solar Projects: As a hub for renewable energy, the region is seeing substantial investment in solar infrastructure, driving high demand for short and long-term stays. * Agri-Industrial Growth: Located in the heart of the "Food Corridor," the motel benefits from the year-round activity of Taber's booming agricultural sector.