

MLS # A2284588

Fairview, Alberta

\$8,000,000



Division:	Fairview
Type:	Hotel/Motel
Bus. Type:	Bed & Breakfast,Hotel/Motel
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	63,540 sq.ft.
Zoning:	Highway Commercial

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Exceptional opportunity to acquire a large, full-service 80-room hotel strategically located on a major provincial highway serving the greater Peace River region and surrounding Peace Country industrial corridor. This well-maintained, family-owned hospitality asset is situated on a substantial commercial land parcel with excellent highway frontage and ample parking, attracting steady year-round demand from oil & gas, forestry, construction crews, regional government travel, tourism, and commercial highway traffic. **PROPERTY FEATURES:** 80 guest rooms, including executive suites, bridal suite with Jacuzzi, and diverse room configurations On-site coffee shop, formal dining room, licensed pub, sports bar featuring 10 VLTs, Liquor store, Banquet room and meeting room for events and corporate functions, Large, high-end commercial kitchen with walk-in coolers and freezers. Separate structure with additional income-producing suites, On-site manager suite, extensive surface parking suitable for guest vehicles and crew trucks. Ongoing upgrades and strong maintenance history. The property is recognized as a strong regional employer and established community presence. Diversified income streams (rooms, food & beverage, liquor, VLTs, events) provide operational stability and growth potential. Positioned near the Peace River corridor, this asset serves both industrial and tourism markets, including Northern Lights visitors. Financials: Available to qualified purchasers upon execution of Confidentiality Agreement.