

780-228-224 donna@donnawilson.ca

8538 Franklin Avenue Fort McMurray, Alberta

Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

MLS # A2147396



\$4,900,000

Downtown
Hotel/Motel

Lot Feat:

Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 33,957 sq.ft.

Zoning: FRA1

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

Inclusions: All hotel room bed sets furniture and appliances, lobby furniture and breakfast/beverage machines, all laundry machines, maintenance manager suite appliances.

Division:

Type:
Bus. Type:

HOTEL OPPORTUNITY DOWNTOWN FORT MCMURRAY ALBERTA! This concrete constructed Hotel consists of 55 guest rooms. 25 Rooms with 1 Queen beds, 15 Rooms with 2 double beds, 8 King suites with kitchenette, 5 Room King Suites Rooms, 1 two bedroom suite with king beds and kitchenette. Amenities consists of Guest Laundry, Guest BBQ Area, Breakfast Room (small prep kitchen – they serve hot breakfast). Guest rooms at minimum are all equipped with TV, Fridge, Microwave, Keurig machine. Additionally there is a 2 bedroom/2 bathroom managers suite that is connected to a large storage room. The guest rooms have heat and A/C via PTAC units. The public areas and hallways are temperature controlled via Make Up Air Unit (MUA). The Lobby, Breakfast Room, and 1st floor Guest Rooms received a renovation in 2022 which consists of all of the hotels basement mechanicals. The hotel is located on 15Km from the Fort McMurray International airport, and in walking distance to Walmart, Grocery Stores and more. Call now for additional information.