

MATADOR MOTEL FOR SALE

5307 50 AVE, DRAYTON VALLEY, AB

\$499,000



PROPERTY HIGHLIGHTS

Great opportunity to own a 20 room 2-storey Motel in Drayton Valley. Conveniently located on 50th Avenue, one of the two main arterial roads in town and close to all amenities. Two-bedroom owner/manager suite with reception and office facility is located in an adjacent 1-storey building. This Alberta Town goes through the economic cycle and intensity of oil and gas activities. Just experienced a boom during last 6 months. Align your business to rip the benefit of the next seasonal boom coming in a few months.

- Developing town and businesses are getting better
- Short (1 hr 20 mins) drive from Edmonton
- Everything on site is included in the sale
- Turnkey operation

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PROPERTY DETAILS

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Address:	5307 50 Ave, Drayton Valley, Alberta
Legal Description:	Plan 6323HW, Lot A
Zoning:	C-GEN (General Commercial)
Land Size:	32,670 SF (0.75 Acre)
Building Size:	8,506 SF
Guest Room Types:	Kitchenette Units 12 (3x 2-Double, 7x 1-Double, 2x 1-Queen) Regular 5x 2-Double, 2x 1-Double 1x 1-Queen Total: 8x 2-Double, 9x 1-Double, 3x1-Queen
Construction:	Concrete Block
Year Built:	1970



LOCATION

Located on 50th Avenue, one of the two main arterial roads in town and close to all amenities.



Population:
7,291



Median Household Income:
\$92,858

