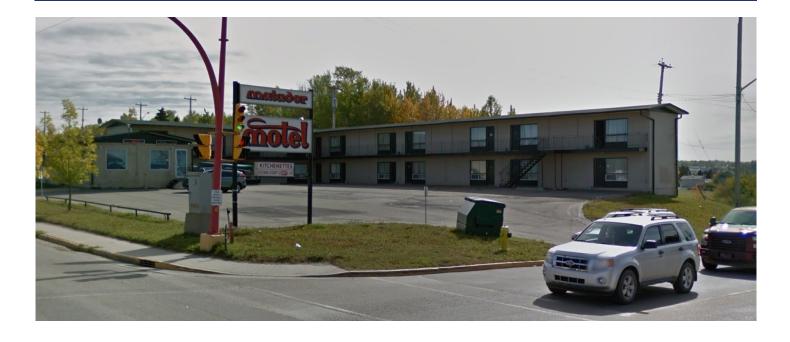
## MATADOR MOTEL FOR SALE

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



#### Syamal Raha

Associate Broker

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## **PROPERTY DETAILS**

### PROPERTY DETAILS

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

Kitchenette Units 12 (3x 2-Double, 7x 1-Double, 2x 1-Queen)

Regular 5x 2-Double, 2x 1-Double 1x 1-Queen Guest Room Types:

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

