

## \$1,550,000 - 5125 North Avenue, Swan Hills

MLS® #E4428241

**\$1,550,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Swan Hills, Swan Hills, AB

Fantastic opportunity to own & operate your own family-run business in Alberta. This 32-unit motel built in 2009, is a turnkey operation with income potential. Designed with long-term sustainability featuring insulated concrete construction, an 800-amp electrical system, hydronic in-floor heating, laminate flooring, Ceramic Tile Showers & Full A/C in every unit. Located on a 4.74-acre parcel zoned Highway Commercial, only 1.5 acres are currently developed, leaving Excellent potential to add a restaurant, lounge, or convenience store—ideal for involving family members in the day-to-day operations & expansion. Motel includes 16-1 bedroom & 16-2 bedroom units, no shared walls for maximum guest privacy. With 15 RV hookups, flexible rental options for daily, weekly, or monthly stays, certified appraisal & a strong 9% cap rate. This is an outstanding opportunity for families looking to build a lasting, profitable business. A rare chance to invest in your future and work side by side with those who matter most.

Built in 2009

### Essential Information

MLS® #	E4428241
Price	\$1,550,000



Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Business with Property
Status	Active

### Community Information

Address	5125 North Avenue
Area	Swan Hills
Subdivision	Swan Hills
City	Swan Hills
County	ALBERTA
Province	AB
Postal Code	T0G 2C0

### Exterior

Exterior	Concrete, See Remarks
Construction	Concrete, See Remarks

### Additional Information

Date Listed	March 30th, 2025
Days on Market	98
Zoning	Zone 70

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Listing information last updated on July 6th, 2025 at 10:33am MDT