

\$2,500,000 - 5211 41 Avenue, Athabasca

MLS® #A2020449

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 8.34 Acres

Athabasca Town, Athabasca, Alberta

Huge potential in this 65 room hotel located in the picturesque town of Athabasca, Alberta. The property was built in 1976 on 8.34 acres of land adjacent to Highway 2. There is currently 20 rooms that are able to be rented out and the others are needing repair or have been partially stripped with the intention of renovation. The restaurant can seat 70 people, adjacent lounge can seat an additional 50 people. Large kitchen area . The lounge has had a nice renovation with a beautiful bar area and lovely view from the top of the hill. There are currently 6 VLTs™ on the premise with capacity for more. In 2021, a new roof was installed. Huge partially paved parking lot that will accommodate large trucks or crews with trailers. There is a lot of renovations that are needed throughout the hotel, but in a town that is needing more rentable rooms, this could be a gem.

Built in 1976

Essential Information

MLS® #	A2020449
Price	\$2,500,000
Sold Price	\$1,650,000
Bathrooms	0.00
Acres	8.34
Year Built	1976
Type	Commercial
Sub-Type	Hotel/Motel



Status	Sold
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Community Information

Address	5211 41 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1B6

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
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Interior

Heating	Boiler, Natural Gas
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Exterior

Lot Description	City Lot, Near Golf Course
Roof	Other

Additional Information

Date Listed	January 27th, 2023
Date Sold	May 9th, 2024
Days on Market	468
Zoning	C3
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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