

# \$3,190,000 - 1049 Waterton Avenue, Pincher Creek

MLS® #A2242304

**\$3,190,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.84 Acres

NONE, Pincher Creek, Alberta

**\*\*Owner retiring and downsizing\*\*** Seize this rare chance to own a thriving franchise motel, fully renovated in 2023, located in a high-demand tourism area just minutes from Waterton Lakes National Park, and key energy sector routes. This award-winning property boasts exceptional condition and cash flow with strong year-round demand from tourists, contractors, and corporate clients. Key Features are \* 30 rooms(27 kitchenette rooms) \* 3 bedroom living quarters \* Outstanding reputation: 4.7 Google reviews. Growth opportunities include \* Highway 3 Twinning: Ongoing infrastructure improvements through Pincher Creek enhance accessibility, and \* Grassy Mountain Coal Mine: Proposed \$1.1B, 25-year project expected to drive long-term housing demand. With strong sales and high profitability, this motel is a top-performing hospitality asset with significant upside potential. Don't miss this opportunity to invest in a turnkey business in a sought-after location.

Built in 1952

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2242304    |
| Price      | \$3,190,000 |
| Sold Price | \$2,900,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.84        |



|            |             |
|------------|-------------|
| Year Built | 1952        |
| Type       | Commercial  |
| Sub-Type   | Hotel/Motel |
| Status     | Sold        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1049 Waterton Avenue         |
| Subdivision | NONE                         |
| City        | Pincher Creek                |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1W0                      |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | July 22nd, 2025           |
| Date Sold      | October 3rd, 2025         |
| Days on Market | 73                        |
| Zoning         | C2(Highway/Drive-in Comme |
| HOA Fees       | 0.00                      |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.