$3,250,000 - 4004 Highway 2 S, Athabasca

MLS® #A2236039

$3,250,000
0 Bedroom, 0.00 Bathroom,
Commercial on 1.96 Acres

Athabasca Town, Athabasca, Alberta

Conveniently located near Highway 2, the Old Brick School, and the Athabasca Native Centre. Features include on-site laundry, barbecue grills, a conference center, and a fitness room. Easy to operate â€" primary clientele consists of long-term workers. Includes a managerâ€™s suite with 1 bedroom, 1 bathroom, kitchen, and living room. Just 90 minutes from Edmonton and 3 hours from Fort McMurray. NOTE: <1> Revenue (ear end March 31), 2023: $900,460, 2024: $910,736, 2025: $932,327. <2> NOI: 2023: $605,000, 2024: $612,000, 2025: $668,000. <3> Year built: 1979 (26 rooms), 2001 (10 rooms)

Built in 2001

Essential Information

MLS® #	A2236039
Price	$3,250,000
Bathrooms	0.00
Acres	1.96
Year Built	2001
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

Community Information

Address	4004 Highway 2 S
Subdivision	Athabasca Town

City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1B5

Additional Information

Date Listed	July 1st, 2025
Days on Market	33
Zoning	Commercial

Listing Details

Listing Office	RE/MAX Complete Realty

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