

\$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 |
| Bathrooms | 0.00 |
| Acres | 0.84 |
| Year Built | 1952 |



| | |
|----------|-------------|
| Type | Commercial |
| Sub-Type | Hotel/Motel |
| Status | Active |

Community Information

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|-------------|------------------------------|
| 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

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|----------------|-----------------|
| Date Listed | July 22nd, 2025 |
| Days on Market | 5 |
| Zoning | C2 |

Listing Details

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

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