

\$899,000 - 4822 Highway 49, Spirit River

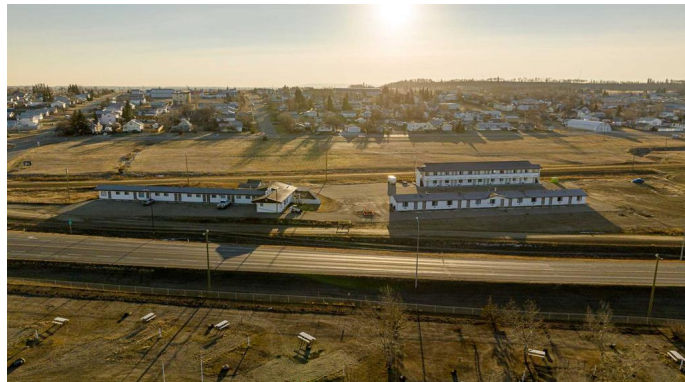
MLS® #A2236913

\$899,000

0 Bedroom, 0.00 Bathroom,
Commercial on 2.79 Acres

NONE, Spirit River, Alberta

MOTEL 49; Turn-key business with reputation for clean comfortable rooms. Great Highway 49 frontage. 2.79 acres with 43 room motel in Spirit River. Currently owner-operated. All rooms include a microwave and mini-fridge. Kitchenettes have fridge, stove, microwave. All furniture, linens (2022) and appliances are included. Room structure includes Single bedrooms, Single bedrooms w/kitchenette, Double/Queen suite, Double/Queen suite w/kitchenette. Building A has living quarters (3 bedroom 2 bathroom), the office and rooms, built in 1968. Building A had a new sewer pipe installed in Aug 2023. Building B was added in 1978 and building C is a two-story building added in 2000, with new concrete at front and electrical plug-ins for vehicles. The yard is mostly paved and has TONS of parking for commercial vehicles and equipment. Bobcat w/snow bucket, blade and sweeper is included; snow clearing is a breeze. Buildings are heated via radiant heat from HWT/boiler system; efficient. Building B and C also have A/C. Building C has metal roofing, in-floor heat and new boiler installed 2023. Commercial laundry on site for staff use. Coin laundry (coin use de-activated) for guests. Great investment property with good return and potential. Servicing commercial guests for the surrounding areas, supplemented by recreational guests such as hunters, and travellers to the Alaska Highway. Call to book your private viewing today!



Built in 2000

Essential Information

MLS® #	A2236913
Price	\$899,000
Bathrooms	0.00
Acres	2.79
Year Built	2000
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

Community Information

Address	4822 Highway 49
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H3G0

Amenities

Utilities	Natural Gas Connected
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Additional Information

Date Listed	July 2nd, 2025
Days on Market	35
Zoning	HD

Listing Details

Listing Office	eXp Realty
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