

\$2,080,000 - 519 2 Avenue W, Hanna

MLS® #A2265088

\$2,080,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.70 Acres

Hanna, Hanna, Alberta

Located in Hanna, Alberta—a regional hub for energy, agriculture, and essential services—the WEST VIEW MOTEL offers investors a rare turnkey hospitality opportunity. Hanna benefits from stable economic drivers including oil & gas, power generation (natural gas turbine station, wind energy projects, and proposed solar farms), and large-scale farming operations, which together bring a consistent flow of long-term workers and travelers to the area. The town also serves as a service centre for surrounding rural communities, featuring schools, a hospital, and essential retail, supporting a steady local population of approximately 2,500 with a broader regional draw.

The WEST VIEW MOTEL is well-positioned within this market, where only three motels compete, including one at the high end (Canalta at \$200/night), leaving West View ideally placed to capture mid-market and extended-stay demand. The property sits on 1.7 acres with 44 guest rooms, a two-bedroom manager's suite, nearly 18,000 sq.ft. of improvements, and additional land for parking or future development. Significant upgrades have been completed, including a new sloped metal roof, full exterior and interior painting, hardwood flooring, new furniture, modern PTAC units, and in-room amenities, ensuring minimal capital requirements for incoming ownership. With a strong operating history, upgraded facilities, and a resilient market



supported by industry and infrastructure, WEST VIEW MOTEL represents a compelling investment with immediate income and long-term growth potential. Attached NDA required for more information.

Built in 1978

Essential Information

MLS® #	A2265088
Price	\$2,080,000
Bathrooms	0.00
Acres	1.70
Year Built	1978
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

Community Information

Address	519 2 Avenue W
Subdivision	Hanna
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J 1P0

Exterior

Roof	Metal
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Additional Information

Date Listed	October 15th, 2025
Days on Market	21
Zoning	CT

Listing Details

Listing Office	Grand Realty
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