

# \$3,290,000 - 5204 Highway Street, Valleyview

MLS® #A2103654

**\$3,290,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.05 Acres

NONE, Valleyview, Alberta

Attention \$500,000 Reduction of the price ! .  
99 rooms , leased restaurant with 3.69 Acres  
land (2 Executives, 14 Kitchenette, 6  
Kitchenette suites, 26 Single, 50 Double)  
situated on the junction of Highway 43 leading  
to British Columbia and Alaska via Grande  
Prairie and the north south stretch of Highway  
49 towards Donnelly and Alberta Highway 2  
towards Peace River.

Valleyview's economy is primarily resource  
driven with oil and gas being the predominant  
industry. Multiple oil and gas companies  
operate in the area with several pipelines in  
the vicinity.

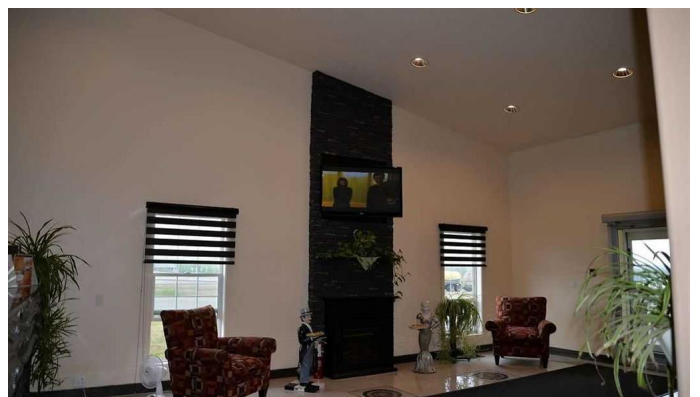
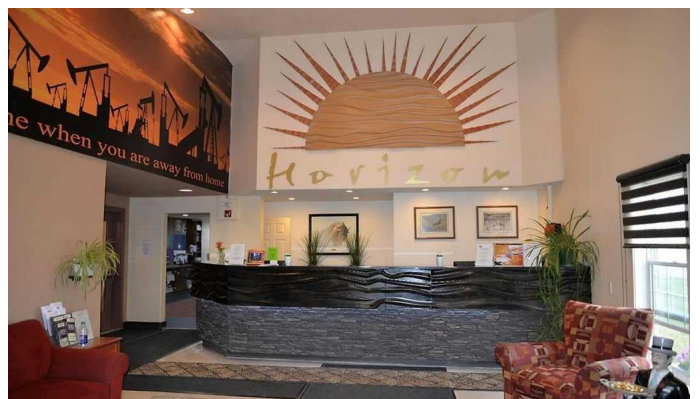
Another notable employer in Valleyview is the  
Municipal District of Greenview, which has its  
main administrative office and several  
departments situated within town limits. The  
town is also a regional hub for medical  
services.

Revenue detail ) 2023 :\$1,271,028,  
NOI)\$451,538 , -Horizon inn 2(35 rooms) is  
for sale((A2103514) and the owner is same  
as Horizon Inn 1. Horizon Inn 2 is operating  
by at Horizon Inn 1 front system and the price  
, operation and profit can be better by  
purchasing Horizon Inn 1 & 2 together.

Built in 1997

## Essential Information

MLS® #	A2103654
Price	\$3,290,000



Bathrooms	0.00
Acres	3.05
Year Built	1997
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

### **Community Information**

Address	5204 Highway Street
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H3N0

### **Additional Information**

Date Listed	January 25th, 2024
Days on Market	432
Zoning	Highway Development

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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