

# \$1,750,000 - 5125 North Avenue, Swan Hills

MLS® #E4428241

**\$1,750,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Swan Hills, Swan Hills, AB

Great Price on this 32 unit motel! Priced to sell! Newer built 2009 with insulated concrete construction, complete with 800 amp electrical, hydronics heating system with in-floor heating, this is a turn key operation! Situated on North Avenue in Swan Hills, this investment opportunity enjoys the service industry clientele in the Big Lakes area. Site is on a 4.74 acre parcel zoned for highway commercial, with only 1.5 acres currently in use. Potential for a restaurant or further expansion. Motel also offers Rv hook ups for up to 15 Rvs. Rooms consist of 16 one bedroom and 16 two bedroom units. Ceramic and laminate flooring through out, fully air conditioned. Lots of room for expansion, great opportunity! Certified appraisal available! Has a 9 Cap Rate!

Built in 2009

## Essential Information

MLS® #	E4428241
Price	\$1,750,000
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Business with Property
Status	Active



## Community Information

Address 5125 North Avenue  
Area Swan Hills  
Subdivision Swan Hills  
City Swan Hills  
County ALBERTA  
Province AB  
Postal Code T0G 2C0

## Exterior

Exterior Concrete, See Remarks  
Construction Concrete, See Remarks

## Additional Information

Date Listed March 30th, 2025  
Days on Market 17  
Zoning Zone 70

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Listing information last updated on April 16th, 2025 at 9:02am MDT