



4004 Highway 2 S, Athabasca, Alberta - \$3,250,000



Main Photo

Property Description

Conveniently located near Highway 2, the Old Brick School, and the Athabasca Native Centre. Features include on-site laundry, barbecue grills, a conference center, and a fitness room. Easy to operate — primary clientele consists of long-term workers. Includes a manager's suite with 1 bedroom, 1 bathroom, kitchen, and living room. Just 90 minutes from Edmonton and 3 hours from Fort McMurray. NOTE: Revenue (ear end March 31), 2023: \$900,460, 2024: \$910,736, 2025: \$932,327. NOI: 2023: \$605,000, 2024: \$612,000, 2025: \$668,000. Year built: 1979 (26 rooms), 2001 (10 rooms)

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>



Courtesy Of: RE/MAX Complete Realty



P: