



## 1049 Waterton Avenue , Pincher Creek, Alberta - \$3,190,000



Main Photo

### Property Description

**\*\*Owner retiring and downsizing\*\*** Seize this rare chance to own a thriving franchise motel, fully renovated in 2023, located in a high-demand tourism area just minutes from Waterton Lakes National Park, and key energy sector routes. This award-winning property boasts exceptional condition and cash flow with strong year-round demand from tourists, contractors, and corporate clients. Key Features are \* 30 rooms(27 kitchenette rooms) \* 3 bedroom living quarters \* Outstanding reputation: 4.7 Google reviews. Growth opportunities include \* Highway 3 Twinning: Ongoing infrastructure improvements through Pincher Creek enhance accessibility, and \* Grassy Mountain Coal Mine: Proposed \$1.1B, 25-year project expected to drive long-term housing demand. With strong sales and high profitability, this motel is a top-performing hospitality asset with significant upside potential. Don't miss this opportunity to invest in a turnkey business in a sought-after location.

REALTOR Referral

  
REALTOR®  
  
**Mobile:** N/A  
**Email:** N/A  
**Website:** <https://www.real-estate-homes.ca/>

Courtesy Of: CIR Realty

