

**FOR SALE**

**\$1,999,000**



## **ALBERTA BEACH INN & SUITES**

Alberta Beach, Alberta

### **Property Highlights**

This listing is an outstanding hospitality investment opportunity in the heart of one of Alberta's most popular recreational communities.

The Alberta Beach Inn & Suites is a well-maintained, 11,172 sq.ft. hotel property featuring 22 comfortable guest rooms on a spacious 0.44-acre lot.

Positioned just 60 km west of Edmonton, Alberta Beach is a vibrant lakeside destination with a rich history and year-round appeal—drawing visitors for boating, swimming, and both summer and winter fishing.

The property benefits from additional income stability with two established commercial tenants: a pizza restaurant and a nail salon. Its central location, steady local tourism, and diversified revenue streams make this an attractive turnkey acquisition for hospitality operators or investors seeking a high-visibility asset in a thriving recreation-focused market.

<b>Sale Price</b>	\$1,999,000
<b>Building Size</b>	± 11,172 SF
<b>Lot Size</b>	± 0.44 Acres
<b>Year Built</b>	2018
<b>Rooms</b>	22
<b>Leases</b>	Pizza Salon, Nail Salon
<b>Property Taxes</b>	\$18,514 (2024)
<b>Cap Rate</b>	5.42%



**Mortgage Calculator**

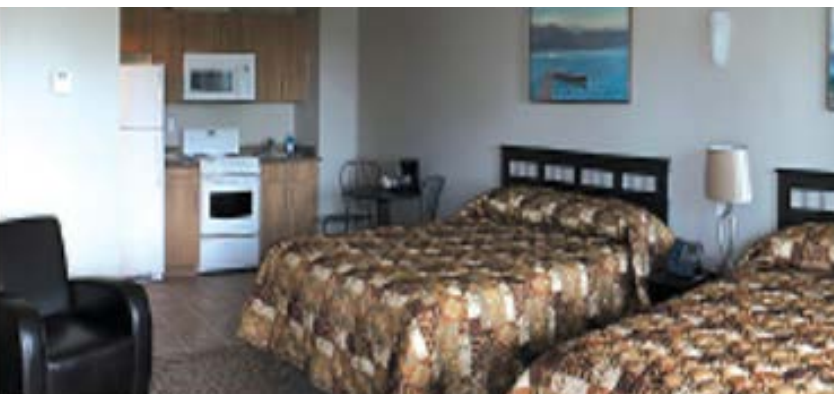
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