

# \$450,000 - 4807 48 Street, Hardisty

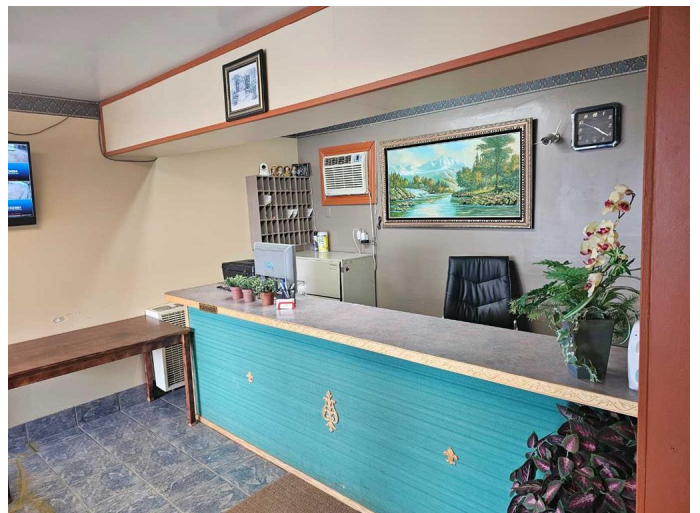
MLS® #A2210997

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Hardisty, Alberta

A Rare business opportunity to own large commercial lots ( Approximately 2.5 acre lot ) and a Motel business in the town of Hardisty. Very well built Motel which has total of 44 guests rooms and a single house for the manager's suite. The motel consists of four separate buildings sitting in a huge lots. The asking price includes , all the following addresses with motel guest rooms in (4807 48 street, 4723 48 Avenue, 4812 46 street and 4811 48 street). Most of the guest rooms are modernized and well kept and the room types vary from kitchenette rooms to accommodate the long term guests, double bedrooms and single bed rooms. Most of the guest rooms have been updated with a vinyl plank/ laminate floorings and newer bathrooms. The Town of Hardisty is well known for the busy oil and gas activities and it is quite busy for the maintenance crews for the Fuel/ Gas storage tank maintenance a few times of the year. Currently this motel is run by the manger on site, who takes care for the business, it is an ABSENTEE ownership. Please respect the business and make an appointment for all showings. This property and business can be turned around for not only for the motel business but for other business purposes, it has a huge commercial lots and buildings which can be utilized to different businesses. It is truly one of the business opportunities that you don't want to miss out.



## Essential Information

MLS® #	A2210997
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

## Community Information

Address	4807 48 Street
Subdivision	NONE
City	Hardisty
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1V0

## Additional Information

Date Listed	April 14th, 2025
Days on Market	6
Zoning	Commercial

## Listing Details

Listing Office	MaxWell Capital Realty
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