

# \$950,000 - 4606 50 Street, Valleyview

MLS® #A2103514

**\$950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.35 Acres

NONE, Valleyview, Alberta

Attention reduction of the price. Fully renovated Cement block and stucco 35 rooms( 10 Kitchen), 2 bedroom manager with 3.355 Acres land situated on the junction of Highway 43 leading to British Columbia and Alaska via Grande Prairie and the north south stretch of Highway 49 towards Donnelly and Alberta Highway 2 towards Peace River.

Valleyview's economy is primarily resource driven with oil and gas being the predominant industry. Multiple oil and gas companies operate in the area with several pipelines in the vicinity.

Another notable employer in Valleyview is the Municipal District of Greenview, which has its main administrative office and several departments situated within town limits. The town is also a regional hub for medical services.

-Revenue details : 2023 : \$548,411, NOI)2023 :\$271,082, Owner spent about \$600,000 for the renovation.

-Valleyview Horizon Inn 1 (99 rooms with leased restaurant) is for sale(A2103654) also and the owner is same as Horizon Inn 2 .Horizon Inn 2 is operating by at Horizon Inn 1 front system and the price , operation and profit can be better by purchasing Horizon Inn 1 & 2 together. It should be package Horizon Inn 1 & 2 by huge reduction of the price.

Built in 1978



## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2103514    |
| Price      | \$950,000   |
| Bathrooms  | 0.00        |
| Acres      | 3.35        |
| Year Built | 1978        |
| Type       | Commercial  |
| Sub-Type   | Hotel/Motel |
| Status     | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4606 50 Street            |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H3N0                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 25th, 2024 |
| Days on Market | 558                |
| Zoning         | Gateway commercial |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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