

\$1,550,000 - 5125 North Avenue, Swan Hills

MLS® #E4428241

\$1,550,000

0 Bedroom, 0.00 Bathroom,
Business with Property on 0.00 Acres

Swan Hills, Swan Hills, AB

Fantastic opportunity to own & operate your own family-run business in Alberta. This 32-unit motel built in 2009, is a turnkey operation with income potential. Designed with long-term sustainability featuring insulated concrete construction, an 800-amp electrical system, hydronic in-floor heating, laminate flooring, Ceramic Tile Showers & Full A/C in every unit. Located on a 4.74-acre parcel zoned Highway Commercial, only 1.5 acres are currently developed, leaving Excellent potential to add a restaurant, lounge, or convenience store—ideal for involving family members in the day-to-day operations & expansion. Motel includes 16-1 bedroom & 16-2 bedroom units, no shared walls for maximum guest privacy. With 15 RV hookups, flexible rental options for daily, weekly, or monthly stays, certified appraisal & a strong 9% cap rate. This is an outstanding opportunity for families looking to build a lasting, profitable business. A rare chance to invest in your future and work side by side with those who matter most.

Built in 2009

Essential Information

MLS® #	E4428241
Price	\$1,550,000



Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Business with Property
Status	Active

Community Information

Address	5125 North Avenue
Area	Swan Hills
Subdivision	Swan Hills
City	Swan Hills
County	ALBERTA
Province	AB
Postal Code	T0G 2C0

Exterior

Exterior	Concrete, See Remarks
Construction	Concrete, See Remarks

Additional Information

Date Listed	March 30th, 2025
Days on Market	143
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 9:18pm MDT