

# \$2,390,000 - 5204 Highway Street, Valleyview

MLS® #A2103654

**\$2,390,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.05 Acres

NONE, Valleyview, Alberta

Attention huge reduction another about \$1,000,000 reduction of the price ! . 99 rooms , leased restaurant with 3.69 Acres land (2 Executives, 14 Kitchenette, 6 Kitchenette suites, 26 Single, 50 Double) 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 detail ) 2023 :\$1,271,028, NOI)\$451,538 , -Horizon inn 2(35 rooms) is for sale((A2103514) and the owner is same as Horizon Inn 1. 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.

Built in 1997

## Essential Information



MLS® #	A2103654
Price	\$2,390,000
Bathrooms	0.00
Acres	3.05
Year Built	1997
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

### Community Information

Address	5204 Highway 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	594
Zoning	Highway Development

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.