

# \$1,190,000 - 309 Main Street, Three Hills

MLS® #A2159933

**\$1,190,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.23 Acres

NONE, Three Hills, Alberta

- Motel rooms are lease to long term tenants of \$850 per a month.
- Room and roof of motel were renovated in 5 years ago.
- Only Bar in town with 5 VLTs.
- Liquor sales is \$400,000 with 22~24% margin.
- New owner can run the local popular restaurant business or lease it.
- 3,500 population with schools, hospital, grocery store, etc.
- 1.5 hours from Calgary, 2.5 hours from Edmonton.

Built in 1991

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2159933    |
| Price      | \$1,190,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.23        |
| Year Built | 1991        |
| Type       | Commercial  |
| Sub-Type   | Hotel/Motel |
| Status     | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 309 Main Street |
| Subdivision | NONE            |
| City        | Three Hills     |
| County      | Kneehill County |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0M 2A0 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2024 |
| Days on Market | 300               |
| Zoning         | CB                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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