

## \$1,390,000 - 5125 North Avenue, Swan Hills

MLS® #E4428241

**\$1,390,000**

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  | \$1,390,000 |



|            |                        |
|------------|------------------------|
| 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 | 206              |
| 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 October 22nd, 2025 at 9:47am MDT