



## 126 Hwy. 11 Cochrane Ontario

\$3,300,000

35 Room Motel For Sale with 2 Separate Living Quarters For Owner & Manager located right on Trans Canada Hwy 11 with huge 6.5 Acres of Commercial Lot, Truckers & worker groups prefer open parking lot. 18 Rooms are full kitchenette suites and remaining are mix of single queen and double queen rooms. Separate Heated Garage for Snowmobile parking in Winter months. Secured year round business from workers working in different industries such as mining, dam, railway, hydro, construction. Additional business from Govt Evacuation due to floods, fire etc. Snow mobiles in winter months, hunters in fall season etc. The motel has municipal services including water & sewer, located within the town of Cochrane with all amenities near by such as Restaurants, fast food franchises, grocery stores, schools, hospital etc. The seller is retiring after successfully operating this motel for last 14 years.\*\*\*\* EXTRAS \*\*\*\* It has great NOI and Net Profit on financials. CAP Rate is over 10%. All income & expenses are provable. Great opportunity for the correct buyer to increase the income by operating long hours (or 24 x7) and securing some Govt contracts. (id:6769)

Listing Presented By:



Originally Listed by:  
CENTURY 21 PEOPLE'S CHOICE  
REALTY INC.

<https://niraj-pancholi.c21.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca