



4004 Highway 2 Athabasca Alberta

\$3,250,000

Conveniently located near Highway 2, the Old Brick School, and the Athabasca Native Centre. Features include on-site laundry, barbecue grills, a conference center, and a fitness room. Easy to operate -- primary clientele consists of long-term workers. Includes a manager's suite with 1 bedroom, 1 bathroom, kitchen, and living room. Just 90 minutes from Edmonton and 3 hours from Fort McMurray. NOTE: Revenue (ear end March 31), 2023: \$900,460, 2024: \$910,736, 2025: \$932,327. NOI: 2023: \$605,000, 2024: \$612,000, 2025: \$668,000. Year built: 1979 (26 rooms), 2001 (10 rooms) (id:6769)

Listing Presented By:



Originally Listed by:
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