

\$3,250,000 - 4004 Highway 2 S, Athabasca

MLS® #A2236039

\$3,250,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.96 Acres

Athabasca Town, Athabasca, Alberta

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: <1> Revenue (ear end March 31), 2023: \$900,460, 2024: \$910,736, 2025: \$932,327. <2> NOI: 2023: \$605,000, 2024: \$612,000, 2025: \$668,000. <3> Year built: 1979 (26 rooms), 2001 (10 rooms)

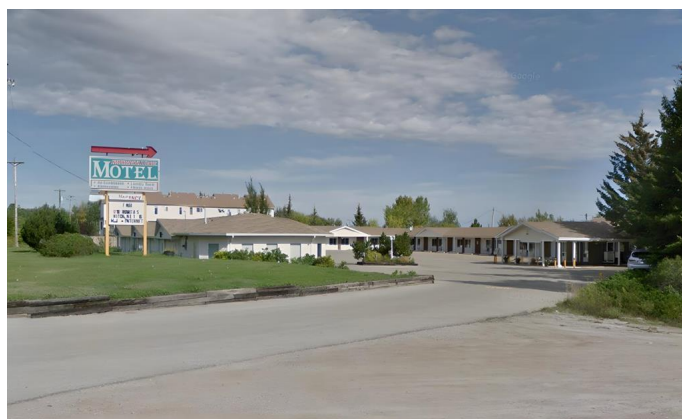
Built in 2001

Essential Information

MLS® #	A2236039
Price	\$3,250,000
Bathrooms	0.00
Acres	1.96
Year Built	2001
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

Community Information

Address	4004 Highway 2 S
Subdivision	Athabasca Town



City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1B5

Additional Information

Date Listed	July 1st, 2025
Days on Market	8
Zoning	Commercial

Listing Details

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

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.