

# \$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 | 46             |
| Zoning         | Commercial     |

### **Listing Details**

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

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