

# \$1,330,000 - 115 2 Street Se, Vulcan

MLS® #A2154711

**\$1,330,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Vulcan, Alberta

A well-maintained, one of few motels nestled in the hub of construction sites for solar power, wind turbine and oil related industry. Very good revenue. The average revenue for four years is \$370,000. (2025: \$481,000, 2024: \$379,000, 2023: \$291,000, 2021: \$320,000. Year end is March.) Larger part of customers stay on monthly or weekly basis for the construction. The 24-key count is an ideal size for easy managing of a first-time motel buyer looking stable revenue with low purchasing budget. 13 rooms are an apartment style, a separate living area with kitchenette and a bedroom. All rooms have its own outside doors for the customer's easy access directly to the rooms. This property includes a spacious two-bedroom residence for owners or managers. There are only two hotels in the town. It is room only and very easy operation.



Built in 1974

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2154711    |
| Price      | \$1,330,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1974        |
| Type       | Commercial  |
| Sub-Type   | Hotel/Motel |
| Status     | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 115 2 Street Se |
| Subdivision | NONE            |
| City        | Vulcan          |
| County      | Vulcan County   |
| Province    | Alberta         |
| Postal Code | T0L 2B0         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2024 |
| Days on Market | 385              |
| Zoning         | C3               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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