

# \$550,000 - 5416 49 Avenue, Rycroft

MLS® #A2166169

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.92 Acres

NONE, Rycroft, Alberta

HUGE price drop and HUGE upside potential for this Motel and laundromat. Features 23 units including 2 larger apartment style lofts. 14 rooms have kitchenettes and some rooms have been recently renovated.

Already with solid occupancy and good local reputation ready for you to step in and take it to the next level. Also includes the additional revenue stream of a fully operational public laundromat. Lots of parking and additional land for expansion.

Highly visible with road frontage on busy Hwy 49 between Rycroft and Spirit River just north of Grande Prairie. Excellent value in this property.

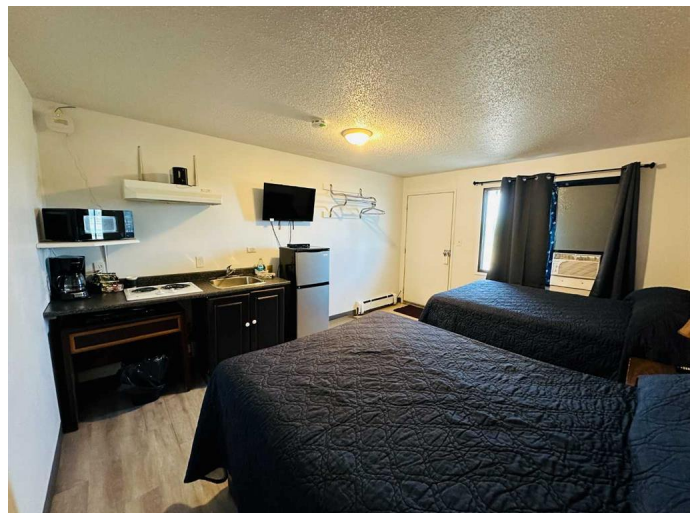
Built in 1979

## Essential Information

MLS® #	A2166169
Price	\$550,000
Bathrooms	0.00
Acres	1.92
Year Built	1979
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

## Community Information

Address	5416 49 Avenue
Subdivision	NONE



City	Rycroft
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3A0

### **Interior**

Heating	Natural Gas
---------	-------------

### **Additional Information**

Date Listed	September 16th, 2024
Days on Market	212
Zoning	comm

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.