

FOR SALE

\$1,999,000



ALBERTA BEACH INN & SUITES

Alberta Beach, Alberta

RE/MAX Excellence Commercial Division is pleased to present an outstanding hospitality investment opportunity in the heart of one of Alberta's most popular recreational communities.

The Alberta Beach Inn & Suites is a well-maintained, 11,172 sq.ft. hotel property featuring 22 comfortable guest rooms on a spacious 0.44-acre lot.

Positioned just 60 km west of Edmonton, Alberta Beach is a vibrant lakeside destination with a rich history and year-round appeal—drawing visitors for boating, swimming, and both summer and winter fishing.

The property benefits from additional income stability with two established commercial tenants: a pizza restaurant and a nail salon. Its central location, steady local tourism, and diversified revenue streams make this an attractive turnkey acquisition for hospitality operators or investors seeking a high-visibility asset in a thriving recreation-focused market.

Sale Price	\$1,999,000
Building Size	± 11,172 SF
Lot Size	± 0.44 Acres
Year Built	2018
Rooms	22
Leases	Pizza Salon, Nail Salon
Property Taxes	\$18,514 (2024)
Cap Rate	5.42%



Mortgage Calculator

RE/MAX
COMMERCIAL®
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COMMERCIAL DIVISION

JUDITH RIMMER, Vice President

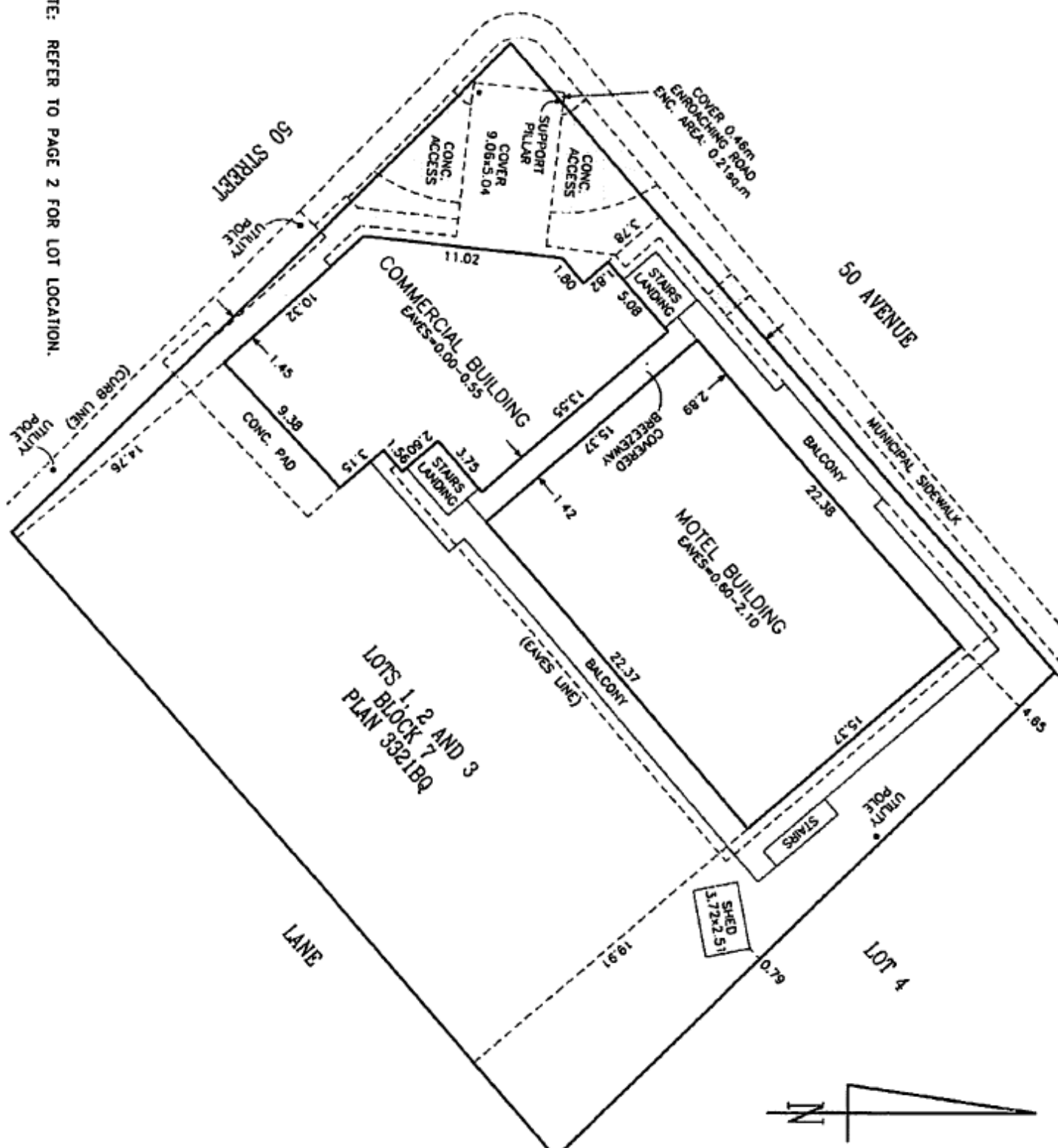
 (780) 405.9333

 jrimmer@commercialyeg.ca



SITE PLAN

NOTE: REFER TO PAGE 2 FOR LOT LOCATION.







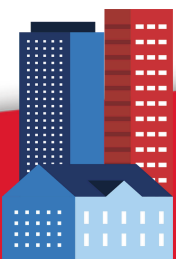
CONTACT:

JUDITH RIMMER

Vice President | Investments - Multifamily, Land, & Business Sales

☎ (780) 405.9333

✉ jrimmer@commercialveg.ca



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