

\$3,190,000 - 1049 Waterton Avenue, Pincher Creek

MLS® #A2242304

\$3,190,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.84 Acres

NONE, Pincher Creek, Alberta

****Owner retiring and downsizing**** Seize this rare chance to own a thriving franchise motel, fully renovated in 2023, located in a high-demand tourism area just minutes from Waterton Lakes National Park, and key energy sector routes. This award-winning property boasts exceptional condition and cash flow with strong year-round demand from tourists, contractors, and corporate clients. Key Features are * 30 rooms(27 kitchenette rooms) * 3 bedroom living quarters * Outstanding reputation: 4.7 Google reviews. Growth opportunities include * Highway 3 Twinning: Ongoing infrastructure improvements through Pincher Creek enhance accessibility, and * Grassy Mountain Coal Mine: Proposed \$1.1B, 25-year project expected to drive long-term housing demand. With strong sales and high profitability, this motel is a top-performing hospitality asset with significant upside potential. Don't miss this opportunity to invest in a turnkey business in a sought-after location.

Built in 1952

Essential Information

MLS® #	A2242304
Price	\$3,190,000
Bathrooms	0.00
Acres	0.84
Year Built	1952



Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

Community Information

Address	1049 Waterton Avenue
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 1W0

Additional Information

Date Listed	July 22nd, 2025
Days on Market	58
Zoning	C2(Highway/Drive-in Comme

Listing Details

Listing Office	CIR 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.