

# \$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 | 401              |
| Zoning         | C3               |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.