

# \$475,000 - 4830 51 Avenue, Wildwood

MLS® #A2188088

**\$475,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Wildwood\_YELL, Wildwood, Alberta

THE PROPERTY IS CONDITIONALLY SOLD. NO UNAUTHORIZED SHOWINGS. Investors and Entrepreneurs - This busy Family Owner/Operator Hotel offers multiple streams of income. Or the building could be repurposed. NEW BOILER. Very well maintained 2 storey Wildwood, west of Edmonton. Wildwood Hotel and Saloon is just off the Yellowhead Highway gateway to the Rocky mountains and Jasper. This location is favourable to motorcyclists from Edmonton, and commonly hosts guests in the oil and gas industry. A well rounded investment with a Bar - 150 capacity (seating for 80), 4 VLT's (approval for a 5th), Patio 48 capacity, Large event beer garden 285 capacity, ATM, Pool table and a Juke Box, Restaurant (currently available for lease) - 42 capacity , 23 room Hotel, laundromat, and liquor store with walk in cooler. The sides of the building feature the Wildwood Murals installed by legendary tattoo artists. A series of summer bike days have made the Silver Spur Saloon a real destination - the store front is currently set up as a temporary tattoo parlour for these big events but has also been used as a salon. 2 on site garages for storage. Vacant lot across the street for additional parking. Long time family run business - clean and cared for with pride of ownership. Please do not approach staff with questions or requests for viewings.

Built in 1953



## Essential Information

MLS® #	A2188088
Price	\$475,000
Bathrooms	0.00
Acres	0.00
Year Built	1953
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

## Community Information

Address	4830 51 Avenue
Subdivision	Wildwood_YELL
City	Wildwood
County	Yellowhead County
Province	Alberta
Postal Code	T0E 2M0

## Amenities

Parking Spaces	20
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## Interior

Heating	Boiler
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## Exterior

Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	January 15th, 2025
Days on Market	166
Zoning	USD

## Listing Details

Listing Office	MaxWell Canyon Creek
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