

# \$7,850,000 - 1303 Mayor Magrath Drive S, Lethbridge

MLS® #A2165361

**\$7,850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Lethbridge College, Lethbridge, Alberta

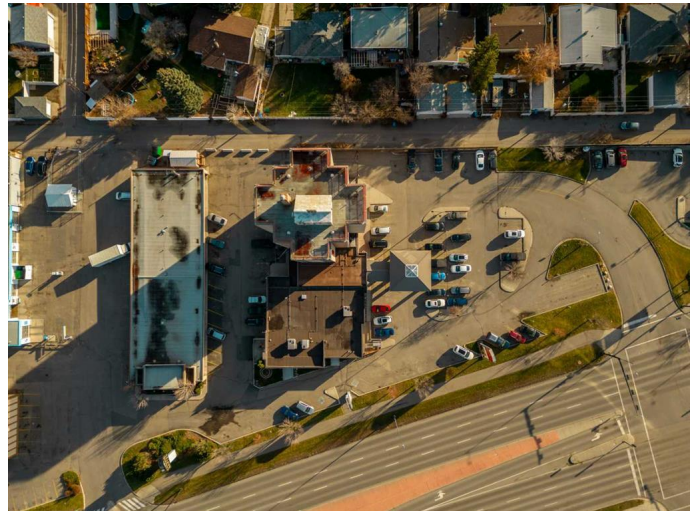
Sale of Property and Business together. Presenting a prime investment opportunity in the heart of Lethbridge, this property includes both the Ramada Inn by Wyndham and the Chinook Motel, offering a combined total of 87 rooms—67 in the Ramada and 20 in the Chinook. Centrally located, this property benefits from excellent visibility and accessibility, making it a popular choice for both leisure and business travelers. Additionally, the site features the True Swing Indoor Golf, a unique amenity that enhances the guest experience. With strong revenues and a well-established presence in the market, this property is an exceptional opportunity for investors seeking a high-performing hospitality business.

Built in 1974

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2165361    |
| Price      | \$7,850,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1974        |
| Type       | Commercial  |
| Sub-Type   | Hotel/Motel |
| Status     | Active      |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 1303 Mayor Magrath Drive S |
| Subdivision | Lethbridge College         |
| City        | Lethbridge                 |
| County      | Lethbridge                 |
| Province    | Alberta                    |
| Postal Code | T1K 2R1                    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2024 |
| Days on Market | 220                  |
| Zoning         | C-H                  |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand 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.