

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

MLS® #A2188088

**\$475,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Wildwood\_YELL, Wildwood, Alberta

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 |
|----------------|----|

### Interior

|         |        |
|---------|--------|
| Heating | Boiler |
|---------|--------|

### Exterior

|              |                                 |
|--------------|---------------------------------|
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 105                |
| Zoning         | USD                |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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.