

# \$470,000 - 306 3rd Street, Blue Ridge

MLS® #A2218211

**\$470,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Blue Ridge, Alberta

This location has incredible potential! With a ten room hotel on the second floor, a restaurant and lounge, this business has the market cornered in the region. It is at the doorstep of West Fraser Blue Ridge, a lumber mill that directly employs 585 employees, with no other restaurants or hotels in the vicinity. Lounge comes with 3 VLT's and an ATM, again the only one in the area.

Built in 1978

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2218211    |
| Price      | \$470,000   |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1978        |
| Type       | Commercial  |
| Sub-Type   | Hotel/Motel |
| Status     | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 306 3rd Street   |
| Subdivision | NONE             |
| City        | Blue Ridge       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T0E 0B0          |

## Additional Information



|                |                   |
|----------------|-------------------|
| Date Listed    | May 6th, 2025     |
| Days on Market | 12                |
| Zoning         | Hamlet Commercial |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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