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HOTEL/MOTEL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Red Deer, Alberta

Listing ID:
33497

MLS ID:
A2277735

\$7,190,000



 **FRANCIS LEE**
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 4217 50 Avenue , Red Deer , Alberta T4N 3Z4

Transaction Type For Sale	Title Fee Simple	Days On Market 39
Business Name Park Hill Inn & Suite Red Deer	Business Type Hotel/Motel	Zoning C1
Subdivision Downtown Red Deer	Building Type Free-Standing	Year Built 2005
Structure Type Hotel/Motel	Property Type Commercial	Property Sub Type Hotel/Motel
Legal Plan 1023366	Building Area (Sq. Ft.) 37000.00	Building Area (Sq. M.) 3437.38
Lot Size (Sq. Ft.) 77536	Lot Size (Acres) 1.78	Inclusions See Chattels list
Restrictions Utility Right Of Way	Reports RPR	

Red Deer Park Hill Inn & Suites is an 86-room, four-storey limited-service hotel on 1.78 acres along Gaetz Avenue. The building was originally completed in 2005 as a Ramada but converted in 2011 into a Super 8 till 2024. Recently new owner upgraded throughout, the property offers strong brand-conversion potential (Sure stay Best Western brand, Ramada, Quality Inn and Super 8) and generated \$1.73M in 2025 revenue. Its central location provides steady demand from highway traffic, industrial activity, and regional tourism. Future performance is expected to strengthen significantly with the Red Deer Regional Hospital Redevelopment and the expanding Red Deer Airport, both driving long-term increases in workers, medical travelers, and visitor traffic—positioning the hotel for higher occupancy and ADR growth. Renovation: carpet, painting ,new 55" TV, new door lock, new mattress, micro waive and washer & dryer etc .

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