

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5720 44 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Stettler, Alberta

**Listing ID:**  
34577

**MLS ID:**  
A2296471

**\$2,800,000**



 **ALLISON BAIRD**

 Heartland Real Estate  
 403-334-9000

 5720 44 Avenue , Stettler , Alberta T0C 2L0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 61	<b>Zoning</b> C2
<b>Subdivision</b> NONE	<b>Year Built</b> 1978	<b>Structure Type</b> Hotel/Motel
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Hotel/Motel	<b>Legal Plan</b> 7521255
<b>Building Area (Sq. Ft.)</b> 21880.00	<b>Building Area (Sq. M.)</b> 2032.70	<b>Inclusions</b> All hotel furniture and fixtures are included "as is"
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

Strategically located limited-service Super 8 Hotel in Stettler, AB - The "Heart of Alberta" - This 49-key, two-storey property offers comfortable guest accommodations with a mix of Single Queen, Double Queen, King, and suite rooms featuring kitchenettes. Amenities include a complimentary breakfast room, business centre, and pet-friendly policy. Situated on 1.18 acres along Highway 56 at the south entrance to Stettler, the hotel provides excellent visibility and easy access to major routes serving Central Alberta. The stable Central Alberta market, supported by agriculture, energy, tourism, and regional events, delivers consistent demand from corporate, leisure, and drive-through travellers. Well-maintained and internationally branded, this fee-simple asset presents a compelling opportunity for investors seeking a turn-key hospitality property with strong upside potential through targeted capital improvements and management enhancements. A new metal roof was installed on both the hotel and restaurant approximately 5 years ago (valued at over \$150,000) There is a free-standing leased restaurant/lounge located on the same lot.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.