



**GRASSROOTS**  
REALTY GROUP

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4001 48 Avenue  
Innisfail, Alberta

MLS # A2218980



**\$1,995,000**

**Division:** Southeast Innisfail

**Type:** Hotel/Motel

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 81,463 sq.ft.

**Zoning:** HWY-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.87 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All the beds mattresses, Tv's, Microwaves, tables, chairs in the rooms and manager suite. (equipment List to be provided)

This property presents a compelling opportunity for investors or operators interested in the motel business in Innisfail. Conveniently located along Highway #2, it benefits from high visibility and consistent traffic flow, making it well-positioned to attract a steady stream of customers. Situated on 1.87 acres of commercial land, the site offers ample space not only for current operations but also for future expansion, such as adding amenities or developing additional facilities. The non-franchise model provides operational flexibility and independence—ideal for those seeking a family-run business with control over branding and management. The motel features 44 rooms, including 21 with kitchenettes, allowing for a mix of short-term and extended-stay guests, and includes a manager's suite with a kitchenette and garage for convenient on-site living. Recent renovations—covering interior updates, roofs, boilers, and hot water tanks—suggest the property is well-maintained and may require minimal immediate capital investment. Known for its affordability and strong client base, particularly among long-term renters, the business offers stable revenue potential. Prospective buyers should perform thorough due diligence, including financial review and local zoning assessments, to fully evaluate the investment's viability and explore growth opportunities.