



**GRASSROOTS**  
REALTY GROUP

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4217 50 Avenue  
Red Deer, Alberta

MLS # A2277735



**\$7,190,000**

**Division:** Downtown Red Deer

**Type:** Hotel/Motel

**Bus. Type:** Hotel/Motel

**Sale/Lease:** For Sale

**Bldg. Name:** Park Hill Inn & Suite Red Deer

**Bus. Name:** Park Hill Inn & Suite Red Deer

**Size:** 37,000 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.78 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See Chattels list

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.