



**5720 44 Avenue  
Stettler, Alberta**

**MLS # A2296471**



**\$2,800,000**

<b>Division:</b>	NONE
<b>Type:</b>	Hotel/Motel
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	21,880 sq.ft.
<b>Zoning:</b>	C2

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** All hotel furniture and fixtures are included "as is"

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. For all inquiries and to arrange a private tour, please contact the exclusive advisor.