



MLS # A2300404

Camrose, Alberta



\$1,690,000

Division: Camrose

Type: Hotel/Motel

Bus. Type: Hotel/Motel

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 17,000 sq.ft.

Zoning: C-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.77 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent opportunity to acquire a 40-room (7 kitchenette) motel in the heart of Camrose, Alberta, offering stable and consistent performance in a strong regional market. This well-located property includes a separate manager's suite and was previously operated under a recognized national brand. The motel benefits from a central location with convenient access to local amenities, services, restaurants, and major roadways, supporting steady year-round demand. The business demonstrates reliable cash flow, with 2024 and 2025 room revenues both approximately \$400,000, reflecting operational stability. Camrose serves as a key agricultural and regional service hub, generating consistent demand from farm-related activity, trades, contractors, and commercial travel. Additional support comes from institutional and event-driven traffic, including activity associated with the University of Alberta Augustana Campus and major annual events such as Big Valley Jamboree. Since acquiring the property in 2023, ownership has completed significant capital improvements, including roof replacement and partial room renovations, reducing immediate capital expenditure requirements for a new owner. This property is well-suited for an owner-operator or investor, with upside potential through continued renovations and operational efficiencies. A solid hospitality asset with a diversified and locally supported customer base, offering both stability and growth potential. Do not approach staff or ownership. All showings by appointment only.