



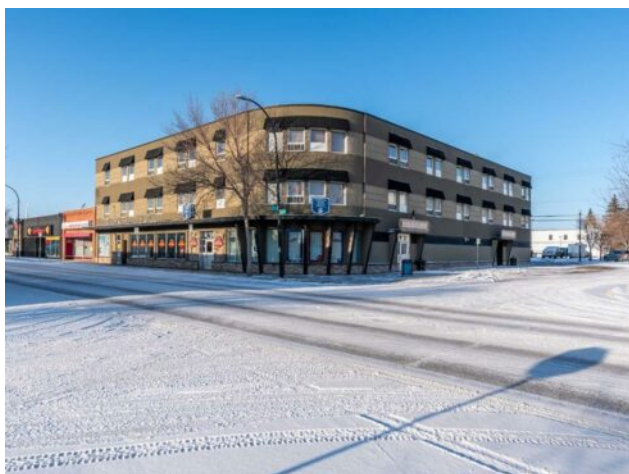
**GRASSROOTS**  
REALTY GROUP

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**4820 50 Avenue  
Lloydminster, Alberta**

**MLS # A2207063**



**\$3,500,000**

**Division:** West Commercial

**Type:** Hotel/Motel

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 25,413 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See Remarks

Central Suite Hotel! Located in the heart of downtown Lloydminster (The Heavy Oil Capital of Canada) lies the Central Suite Hotel! This 32 room hotel has had extensive renovations over the years and is undergoing even more upgrades. 25 of the rooms have kitchenettes. The owners have taken pride in the maintenance and upgrades of this building and you will be impressed. Includes Lounge with complete food service, liquor vendor, vlt's, atm, exercise room, a separate restaurant (currently leased) and even a separate tanning business. This is a very profitable business and one you should take a close look at! A complete info package is available.