



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 wave and washer & dryer etc .