# \$1,995,000 - 4001 48 Avenue, Innisfail

MLS® #A2218980

### \$1,995,000

0 Bedroom, 0.00 Bathroom, Commercial on 1.87 Acres

Southeast Innisfail, Innisfail, Alberta

This property presents a compelling opportunity for investors or operators interested in the motel business in Innisfail. Conveniently located along Highway #2, it benefits from high visibility and consistent traffic flow, making it well-positioned to attract a steady stream of customers. Situated on 1.87 acres of commercial land, the site offers ample space not only for current operations but also for future expansion, such as adding amenities or developing additional facilities. The non-franchise model provides operational flexibility and independenceâ€"ideal for those seeking a family-run business with control over branding and management. The motel features 44 rooms, including 21 with kitchenettes, allowing for a mix of short-term and extended-stay guests, and includes a manager's suite with a kitchenette and garage for convenient on-site living. Recent renovationsâ€"covering interior updates, roofs, boilers, and hot water tanksâ€"suggest the property is well-maintained and may require minimal immediate capital investment. Known for its affordability and strong client base, particularly among long-term renters, the business offers stable revenue potential. Prospective buyers should perform thorough due diligence, including financial review and local zoning assessments, to fully evaluate the investment's viability and explore growth opportunities.







#### **Essential Information**

MLS® # A2218980

Price \$1,995,000

Bathrooms 0.00 Acres 1.87 Year Built 1974

Type Commercial Sub-Type Hotel/Motel

Status Active

## **Community Information**

Address 4001 48 Avenue Subdivision Southeast Innisfail

City Innisfail

County Red Deer County

Province Alberta
Postal Code T4G1J6

#### **Additional Information**

Date Listed May 7th, 2025

Days on Market 181

Zoning HWY-C

## **Listing Details**

Listing Office Royal LePage METRO

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