

6508 48 Avenue  
Camrose, Alberta

MLS # A2089031



## \$3,890,000

**Division:** Downtown Camrose

**Type:** Hotel/Motel

**Bus. Type:** Hotel/Motel

**Sale/Lease:** For Sale

**Bldg. Name:** Camrose R & R Inn & Suites

**Bus. Name:** CAMROSE R & R INN

**Size:** 24,352 sq.ft.

**Zoning:** C3

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 2.95 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Will provide the chattel list

Well maintained run 45 room corridor type hotel with 2.95 ACRES land including 1.5Acre vacant land which can build any commercial building , located in the heart of Camrose on highway commercial retail district. Camrose is situated about 90 km (56 mi) from Edmonton, the capital of Alberta. Highway# 13 runs through its Centre. It is a major economic Centre for many small farming and oil field communities in the surrounding area with a population of 19,847 in 2022. -Revenue details (2022:\$855,855, 2023 :\$853,805 -Owner operation will make more profit.