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5604 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Edson, Alberta

Listing ID:
31426

MLS ID:
A2241763

\$875,000



 **DARYA PFUND**
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 **Easy List Realty**
 888-323-1998

 **5604 4 Avenue , Edson , Alberta T7E 1L6**

Transaction Type	Days On Market	Zoning
For Sale	169	C3
Subdivision	Year Built	Structure Type
Edson	1970	Hotel/Motel
Property Type	Property Sub Type	Legal Plan
Commercial	Hotel/Motel	461AJ
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
7301.00	678.28	All hotel furniture, fixtures are included in this "AS IS"
Restrictions	Reports	
Mineral Claim Staked	RPR Without Compliance, Unaudited Financial Stmtns	

For more information, please click the "More Information" button. Vendor financing available, additional fees may apply. Cash Presenting the Castle Motel Edson, a well-established, high-performing hospitality property now available for purchase. Located directly on Highway 16, a major route to Jasper National Park, this 16-room motel offers unbeatable visibility, excellent curb appeal, and consistent revenue. The motel features a variety of accommodation options including standard rooms, studio kitchenettes, and one-bedroom kitchenette suites, with half of the inventory comprising full kitchen units, ideal for extended stay guests. Its strategic location places it kitty-corner to Walmart, steps from popular eateries, and directly across from the upcoming Mr. Mikes restaurant franchise, further boosting visibility and guest traffic. Consistently popular with long-term guests, the Castle Motel offers ease of operations with minimal staffing needs, strong margins, and a reliable on-site manager available to continue operations if required. Recent upgrades have significantly enhanced the guest experience, leading to strong repeat business and glowing reviews. Currently operated remotely, the business generates \$220,000 in annual revenue with an adjusted NOI of \$110,000. A hands-on owner-operator living in the onsite 3-bedroom manager's suite could have achieved \$140,000+ savings on accommodation expenses. Now ranked 4+ stars online and a top 5 hotel amongst 16 properties in Edson, Castle Motel. Looking ahead, Edson is poised for growth. Two major projects — the \$86 million Edson Leisure Centre (now underway) and the \$2.8 billion ATCO Yellowhead Pipeline project (starting in early 2026) — are expected to significantly increase demand for local accommodations, providing strong upside potential for occupancy and revenue growth. Additional upside: There is room to add a 17th guest suite, with existing plumbing and washroom infrastructure already in place. Estimated completion cost is under \$7,000. This is a turnkey, cash-flowing business with flexible management options. It currently requires just 6–8 hours of work per day, making it a fantastic investment for either remote operators or owner-occupiers. Full operational training will be provided by the current owner to ensure a smooth transition. Offered "as is" and priced to sell quickly, the Castle represents a rare opportunity to acquire a profitable, easy-to-run hospitality asset. The seller is motivated only by a move to a larger property acquisition. Proof of funds is required. Please do not approach staff regarding the sale

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