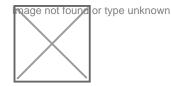


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **301 42 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Edson, Alberta Listing ID:

33222

MLS ID: A2274981

\$2,250,000



- <sup>△</sup> ROCKY PARK
- **403)** 681-7512
- □ CIR Realty
- **403-247-7770**
- 301 42 Street , Edson , Alberta T7E 1A5

**Transaction Type** 

For Sale

**Days On Market** 

Zoning

C-2(Service Commercial)

Subdivision

NONE

Year Built 1977

21

Structure Type Hotel/Motel

**Property Type** 

Commercial

**Property Sub Type** 

Hotel/Motel

Legal Plan 1525676

Building Area (Sq. Ft.)

31745.00

Building Area (Sq. M.)

2949.18

Lot Size (Sq. Ft.)

70131

Lot Size (Acres)

1.61

Inclusions

N/A

**Restrictions**None Known

Reports

Financial Statements

\* WELL MAINTAINED FRANCHISE MOTEL LOCATED AT THE ENTRANCE OF EDSON ON HIGHWAY 16 \* 64 ROOMS(20 KITCHENETTE ROOMS) \* 2 BEDROOM MANAGER SUITE \* EDSON HAS CAR TRAFFIC OF OVER 6,000 CARS PER DAY YEAR AVERAGE AND OVER 7,000 CARS PER DAY DURING SUMMER TIME \* TOWN INDUSTRY: OIL, NATURAL GAS, FORESTRY \* OWNERS RETIRING \*\* This is a share sale of 100% shares of the company.

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