

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.

4830 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Edson, Alberta

Listing ID:
33556

MLS ID:
A2279110

\$1,390,000



👤 **ROCKY PARK**
✉ (403) 681-7512

🏢 **CIR Realty**
✉ 403-247-7770

📍 **4830 4 Avenue, Edson, Alberta T7E 1T9**

Transaction Type	Days On Market	Zoning
For Sale	2	C-3(Highway Commercial Di
Subdivision	Year Built	Structure Type
NONE	1978	Hotel/Motel
Property Type	Property Sub Type	Legal Plan
Commercial	Hotel/Motel	2851KS
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
16950.00	1574.69	27878
Lot Size (Acres)	Inclusions	Restrictions
0.64	N/A	None Known

Reports

Financial Statements

Strategically located at the high-visibility junction of Hwy 16 and the center of town, this well-maintained 38-room motel is a premier hospitality asset in one of Alberta's most resilient economic hubs. Built with durable concrete block construction, the property offers a versatile room mix, including 6 kitchenette units and a spacious 3-bedroom owner's residence perfect for an on-site operator. With the current owners retiring, this turnkey business is primed for a seamless transition and offers an exceptional 50% seller financing option, making it a rare, high-yield opportunity for investors looking to capitalize on Edson's industrial boom.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.