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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

For Sale

Days On Market

2

Zoning

C-3(Highway Commercial Di

Subdivision

NONE

Year Built

1978

Structure Type

Hotel/Motel

Property Type

Commercial

Property Sub Type

Hotel/Motel

Legal Plan

2851KS

Building Area (Sq. Ft.)

16950.00

Building Area (Sq. M.)

1574.69

Lot Size (Sq. Ft.)

27878

Lot Size (Acres)

0.64

Inclusions

N/A

Restrictions

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.

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