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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 126	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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