



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

301 42 Street
Edson, Alberta

MLS # A2274981

\$2,250,000



Division:	NONE
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	31,745 sq.ft.
Zoning:	C-2(Service Commercial)

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.61 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

* 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.