



**GRASSROOTS**

REALTY GROUP

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4830 4 Avenue  
Edson, Alberta

MLS # A2279110



**\$1,390,000**

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	16,950 sq.ft.
Zoning:	C-3(Highway Commercial Di

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.64 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

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.