



**5604 4 Avenue  
Edson, Alberta**

**MLS # A2316367**



**\$875,000**

<b>Division:</b>	Edson
<b>Type:</b>	Hotel/Motel
<b>Bus. Type:</b>	Hospitality,Hotel/Motel
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Castle Motel
<b>Bus. Name:</b>	-
<b>Size:</b>	7,301 sq.ft.
<b>Zoning:</b>	C2

**Heating:** Combination, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle, Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** All motel furniture, fixtures are included in their current condition.

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.96 Acre

**Lot Feat:** -

Exceptional Turnkey Hospitality Investment &ndash; Castle Motel, Edson Opportunity awaits with the Castle Motel, a well-established and profitable hospitality property strategically located along Highway 16 in Edson, one of Alberta's key transportation corridors and the gateway to Jasper National Park. Offering outstanding visibility, strong curb appeal, and a proven operating history, this 16-room motel presents an attractive investment opportunity with immediate cash flow and future growth potential. The property offers a diverse mix of accommodations, including standard guest rooms, studio kitchenettes, and spacious one-bedroom kitchenette suites. Half of the guest units feature full kitchen facilities, making the motel particularly appealing to long-term and extended-stay clientele. Its prime location is directly across from Walmart and within walking distance of restaurants and amenities ensures strong exposure and a steady stream of guest traffic. Known for its loyal customer base and strong repeat business, the Castle Motel has benefited from numerous recent upgrades that have enhanced the guest experience and contributed to its impressive online reputation. Currently ranked among Edson's top-rated accommodations with a 4+ star online presence, the motel enjoys a strong position within the local hospitality market. Designed for operational efficiency, the business requires minimal staffing and is currently managed remotely. Annual revenue is approximately \$220,000, generating an adjusted NOI of \$110,000. For an owner-operator residing in the onsite three-bedroom manager's suite, income potential could be even greater through reduced accommodation expenses and hands-on management. Future growth prospects are particularly promising. Edson is poised for significant economic expansion with the construction of the new \$86 million Edson Leisure

Centre and the upcoming \$2.8 billion ATCO Yellowhead Pipeline project, both expected to drive increased demand for local accommodation in the years ahead. Additional value-add potential exists through the conversion of existing space into a 17th guest suite. Plumbing and washroom infrastructure are already in place, with estimated completion costs under \$7,000. This turnkey investment offers flexible management options, manageable day-to-day operations, and full training from the current owner to ensure a seamless transition. Offered as-is and competitively priced, the Castle Motel represents a rare opportunity to acquire a profitable, easy-to-operate hospitality asset with strong upside potential.