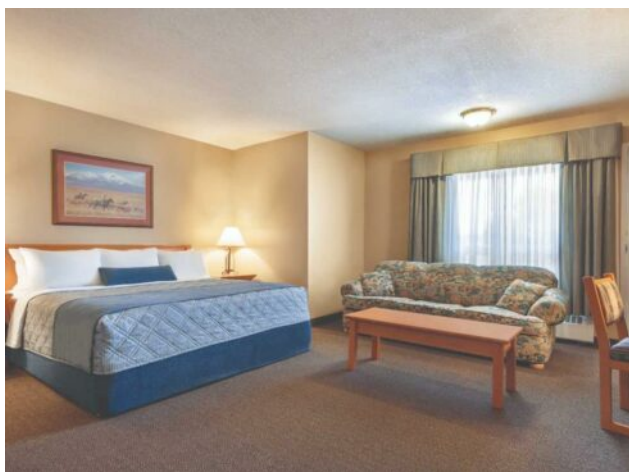


MLS # A2276801

Edson, Alberta

\$6,500,000



Division: Edson

Type: Hotel/Motel

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 91,040 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Well-established, nationally branded limited-service hotel located in the heart of Edson, Alberta, offering excellent visibility and convenient access from the Yellowhead Highway. This professionally managed property serves a steady mix of corporate, construction, and leisure travelers, benefiting from Edson's strong resource-based economy and year-round demand. The hotel features well-maintained guest rooms, ample parking (including space for larger vehicles), and a layout designed for efficient operations. Recent upgrades and consistent maintenance support a turnkey ownership opportunity with stable cash flow and franchise support in place. This transaction includes additional land besides hotel property. Edson's position as a regional service hub for forestry, energy, and transportation contributes to reliable occupancy levels. Ideal for hands-on operators or investors seeking a branded hospitality asset in a growing Alberta market.