



**5604 4 Avenue
Edson, Alberta**

MLS # A2241763



\$875,000

Division: Edson

Type: Hotel/Motel

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,301 sq.ft.

Zoning: C3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All hotel furniture, fixtures are included in this "AS IS"

For more information, please click the "More Information" button. Vendor financing available, additional fees may apply.

Cash Presenting the Castle Motel Edson, a well-established, high-performing hospitality property now available for purchase. Located directly on Highway 16, a major route to Jasper National Park, this 16-room motel offers unbeatable visibility, excellent curb appeal, and consistent revenue. The motel features a variety of accommodation options including standard rooms, studio kitchenettes, and one-bedroom kitchenette suites, with half of the inventory comprising full kitchen units, ideal for extended stay guests. Its strategic location places it kitty-corner to Walmart, steps from popular eateries, and directly across from the upcoming Mr. Mikes restaurant franchise, further boosting visibility and guest traffic. Consistently popular with long-term guests, the Castle Motel offers ease of operations with minimal staffing needs, strong margins, and a reliable on-site manager available to continue operations if required. Recent upgrades have significantly enhanced the guest experience, leading to strong repeat business and glowing reviews. Currently operated remotely, the business generates \$220,000 in annual revenue with an adjusted NOI of \$110,000. A hands-on owner-operator living in the onsite 3-bedroom manager's suite could have achieved \$140,000+ savings on accommodation expenses. Now ranked 4+ stars online and a top 5 hotel amongst 16 properties in Edson, Castle Motel. Looking ahead, Edson is poised for growth. Two major projects—the \$86 million Edson Leisure Centre (now underway) and the \$2.8 billion ATCO Yellowhead Pipeline project (starting in early 2026)—are expected to significantly increase demand for local accommodations, providing

strong upside potential for occupancy and revenue growth. Additional upside: There is room to add a 17th guest suite, with existing plumbing and washroom infrastructure already in place. Estimated completion cost is under \$7,000. This is a turnkey, cash-flowing business with flexible management options. It currently requires just 6–8 hours of work per day, making it a fantastic investment for either remote operators or owner-occupiers. Full operational training will be provided by the current owner to ensure a smooth transition. Offered “as is” and priced to sell quickly, the Castle represents a rare opportunity to acquire a profitable, easy-to-run hospitality asset. The seller is motivated only by a move to a larger property acquisition. Proof of funds is required. Please do not approach staff regarding the sale