



301 42 Street
Edson, Alberta

MLS # A2274981



\$2,250,000

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|-------------|-------------------------|
| 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.