



**MLS # A2276801**

**Edson, Alberta**

**\$6,500,000**



<b>Division:</b>	Edson
<b>Type:</b>	Hotel/Motel
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	91,040 sq.ft.
<b>Zoning:</b>	C2

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

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.