

BEVERLY MOTEL FOR SALE

4403 118 AVENUE NW, EDMONTON, AB

\$800,000



PROPERTY HIGHLIGHTS

Opportunity to own and operate a 17 guest room (GR) motel in North East Edmonton.

Highly visible location in Beverly Heights

- 118 Avenue front side of the East building can be leased out
- 3 bed-room owner/manager's suite can be converted into a 2/3 bedroom guest suite
- Metal roofs on the buildings are newer. All mechanical, electrical systems are in good shape.



RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019

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PROPERTY DETAILS

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Address:	4403 118 Ave NW, Edmonton, AB T5W 1A8
Legal Description:	Plan 7242AH, Block 3, Lots 20-22 & Plan 7242AH, Block 3, Lots 23 & 24
Zoning:	CB2, General Business Zone
Land Size:	0.35 acre
Buildings:	<ul style="list-style-type: none">• West Building: 2 Storey, 4,900 SF, 15 GRs• East Building: 1 Storey, 2400 SF, 2 GRs, Reception, Kitchen, 3 BDR Manager's Suite
Guest Room Types:	<ul style="list-style-type: none">• 7 GR: 2XQB (separable), FB• 5 GR: 1xQB, FB• 5 GR: 1xQB, Shower
Construction:	Wood Frame
Year Built:	1964



LOCATION

Located on a busy commercial corridor on 118 Avenue, a main collector road with convenient access from Yellowhead Trail and Wayne Gretsky Drive.

DEMOGRAPHICS - 3 KM RADIUS



Population:
Residents: 41,427 est



Household Income:
AHI: \$67,538



Vehicles Per Day:
Yellowhead Trail 49,000 VPD
Victoria Trail: 21,900 VPD
Wayne Gretsky Drive 16,900 VPD
118 Ave : 7,750 VPD

