

OUTLOOK MOTEL, RV & TRAILER PARK

1850 YELLOWHEAD TRAIL NE, EDMONTON

FOR SALE
\$950,000.00



PROPERTY HIGHLIGHTS

Excellent investment opportunity in NE Edmonton. Very prominent location along Yellowhead Trail (Hwy 16), minutes from all amenities. This Motel, RV and Trailer Park has mostly long-term tenants, some are for >20 years and others are monthly tenants. Only sometimes it receives weekly guests. Motel building is 2,288 SF and has 6 guest rooms, a laundry room and communal bathroom. Two fully equipped renovated mobile homes are included in the sale. There are 9 winterized RV stalls, 6 non-winterized stalls. Situated on a 0.79 acre lot has huge potential. Historically it runs at a very high occupancy. Very good ROI!

- + Turnkey Investment with minimal oversight
- + 6 Suite Motel & 15 RV stalls
- + 2 Mobile Homes are included in the sale

PROPERTY DETAILS

Address:	1850 Yellowhead Trail NE, Edmonton
Legal:	Plan 5340HW; Lot B
Zoning:	Hwy Commercial/IM
Motel Building Size:	2,288 SF
RV Stalls:	15 (9 winterized)
Lot Size:	34,488 SF (0.79 AC)

PROPERTY DETAILS



Vehicles Per Day (2020)

Yellowhead Highway: 45,160 VPD

Anthony Henday Drive: 48,720 VPD

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