

Travelodge®

HOTEL BROCHURE



FOR SALE

HOTEL FOR SALE - EDMONTON
215 ROOM HOTEL

With 10 year restaurant lease
and
2 acres (+/-) Commercial Zoned
Land

18320 STONY PLAIN ROAD, EDMONTON AB

Travelodge by Wyndham Edmonton West presents an opportunity to acquire a well-located hospitality asset along the Stony Plain Road corridor in west Edmonton. Situated at **18320 Stony Plain Road NW, Edmonton, AB**, the property operates as a branded hotel offering a broad guest amenity mix including an **indoor pool, hot tub/spa, fitness centre, restaurant, lounge/bar, meeting space support, 24-hour front desk, free public internet access, pet-friendly accommodations, laundry, and wheelchair access**

SUKI KEOMANIVONG
Sr. Vice President
Commercial Division

780-288-6440
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OPPORTUNITY

Positioned for business, leisure, and group demand, the hotel offers a range of room configurations and on-site features designed to serve multiple customer segments. The presence of guest-focused amenities such as a waterslide/pool component, food and beverage service, and flexible accommodation types supports its appeal as a full-service west Edmonton lodging offering rather than a basic limited-service product. For investors and owner-operators, this asset combines **recognized Travelodge branding**, strong arterial-road presence, and an established hospitality footprint in one of Edmonton's key commercial corridors. The property's existing operating platform and amenity base provide a foundation for repositioning, operational upside, or long-term hold strategy.

PROPERTY DETAILS

ADDRESS	18320 Stony Plain Road
LEGAL DESCRIPTION	Plan 4761AE Blk T
ZONING	Business Commercial (CB) Business Employment (BE)
NEIGHBOURHOOD	Morin Industrial
SALE PRICE	\$90,000 PER KEY
ADDED VALUE	10 YEAR RESTAURANT LEASE ADDITIONAL 2 ACRES (+/-) COMMERCIAL ZONE LAND
NDA WILL NEED TO BE SIGNED FOR MORE DUE DILIGENCE MATERIALS	

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FOR SALE
18320 STONY
PLAIN ROAD
EDMONTON, AB

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FOR SALE / LEASE

Prime Commercial Land West Edmonton

2 Acres (+/-)

Commercial Land

18320 Stony Plain Road NW, Edmonton AB

High-visibility **184 Street corridor**, this 2-acre(+/-) **Business Commercial-zoned** site offers strong exposure along **Stony Plain Road** in West Edmonton. Positioned directly north of Travelodge Edmonton West and surrounded by established automotive, hospitality, and service commercial users, the property provides excellent access and flexible development potential.

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POTENTIAL DEVELOPMENT OPPORTUNITIES

18320 STONY PLAIN ROAD | EDMONTON

HOTEL



DEALERSHIP



GAS STATION



MEDICAL / DENTAL CLINICS



RETAIL STRIP CENTRE



LIGHT INDUSTRIAL / MANUFACTURING

184 STREET CORRIDOR | HIGH EXPOSURE DEVELOPMENT SITE

OPPORTUNITY

Potential development concepts for the property include:

- **Hotel Development** (limited-service or extended stay)
- **Automotive Dealership**
- **Gas Station / Convenience Retail**
- **Medical or Dental Clinic**
- **Commercial Retail Strip Center**
- **Light Industrial / Custom Manufacturing**

Additionally, the property offers strong leasing opportunities for tenants seeking high-visibility frontage and convenient access, such as:

- **Automotive dealerships**
- **Industrial storage users**
- **Service commercial tenants**
- **Contractor yards or specialty industrial operators**

PROPERTY DETAILS

SIZE AVAILABLE	2.0 acres (+/-)
ADDRESS	18320 Stony Plain Road
LEGAL DESCRIPTION	Plan 4761AE Blk T
ZONING	Business Commercial (CB) Business Employment (BE)
NEIGHBOURHOOD	Morin Industrial
LEASE RATE	\$2.50/ SQ. FT PLUS PROPERTY TAX & INSURANCE
SALE PRICE	\$1,600,000 PER ACRE

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NON-DISCLOSURE AGREEMENT

SABLE REALTY

Disclosing Party: Sable Realty Address: _____ Contact: _____	Receiving Party: _____ Address: _____ Contact: _____
Effective Date: _____ Transaction / Property: _____	

- 1. Confidential Information.** "Confidential Information" means all non-public information disclosed by Sable Realty relating to a contemplated real estate transaction, including financial information, rent rolls, leases, operating statements, appraisals, reports, tenant information, pricing, negotiations, and other business or property data, whether oral, written, digital, or otherwise.
- 2. Purpose.** The Receiving Party shall use the Confidential Information solely to evaluate a possible transaction and for no other purpose.
- 3. Non-Disclosure.** The Receiving Party shall keep the Confidential Information strictly confidential and shall not disclose it to any third party except to its employees, advisors, lenders, or legal counsel who need to know it for the stated purpose and who are bound to maintain confidentiality.
- 4. Exclusions.** Confidential Information does not include information that is or becomes public through no breach of this Agreement, was already lawfully known by the Receiving Party, is independently developed, or is required to be disclosed by law or court order.
- 5. Return / Destruction.** Upon request, the Receiving Party shall promptly return or destroy all Confidential Information, except one archival copy kept for legal compliance.
- 6. No Representation / No Obligation.** All information is provided "as is" without representation or warranty. This Agreement does not obligate either party to complete any transaction.
- 7. Term.** This Agreement begins on the Effective Date and continues for two (2) years.
- 8. Governing Law.** This Agreement shall be governed by the laws of the Province of Alberta.

SABLE REALTY By: Name: _____ Title: _____ Date: _____	RECEIVING PARTY By: Name: _____ Title: _____ Date: _____
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