



# TRAVELODGE BY WYNDHAM WETASKIWIN FACILITY

23,299 SF TWO-STOREY HOTEL AND RETAIL PROPERTY

BUILDING, LAND AND SELECT OPERATING BUSINESS ONLY



RECEIVERSHIP SALE

4814 - 56 STREET, WETASKIWIN, AB





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## PROPERTY HIGHLIGHTS


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Rare opportunity to acquire the Travelodge by Wyndham facility in Wetaskiwin, totaling approximately 23,299 SF±. The property offers immediate income with significant upside, including the option to retain the current banner or reposition the asset under a new brand to capitalize on improved operating performance and long-term value creation.
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Hotel consists of 29 rooms over two floors, including lobby area, common dining area, and office
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Main floor consists of six separately accessible retail units

  - ▶ *Leased to a wide variety of quality Tenants including Welcome Dental, Freshtia, Amplifon (Hearing Aid Clinic) and Caffe 56*
  - ▶ *Two vacant units - built out as a liquor store and a quick service restaurant (Note: Liquor store currently being operated by Receiver, opportunity for owner/user to take over operation or relet unit)*
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Ideal for hospitality investors seeking multiple income streams between the lodging facility and retail tenancies
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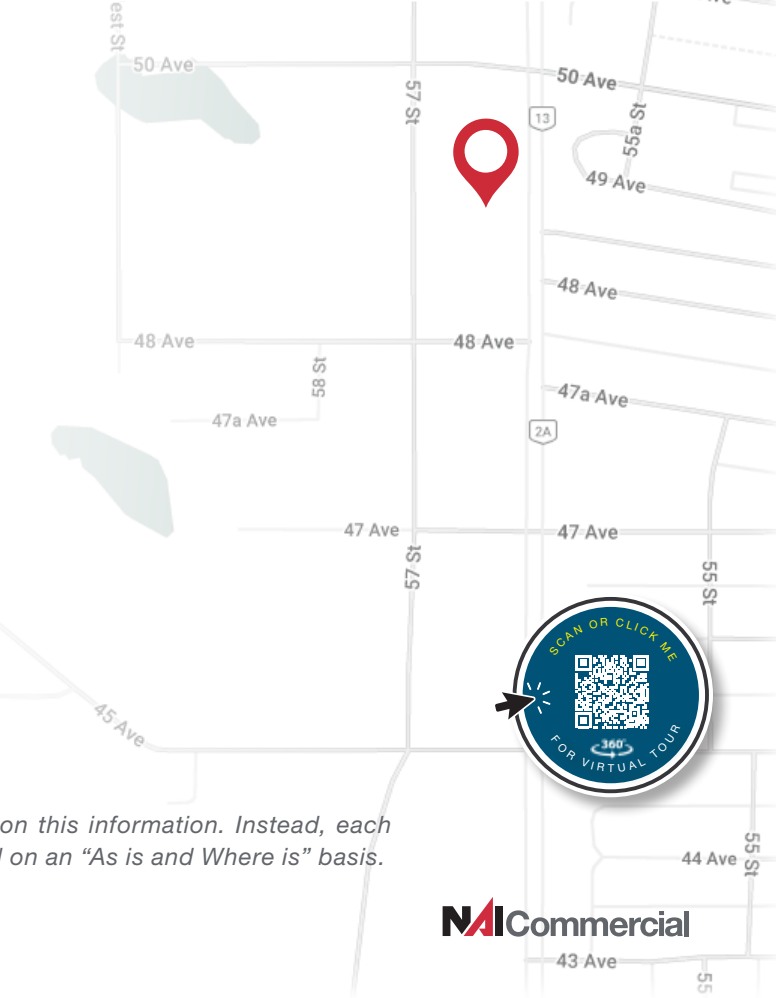
1.81 acre site with low site coverage ratio (13.8%) with approximately 0.91 acres of excess readily developable land behind the building

  - ▶ *Creates numerous future development opportunities and possibilities*
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Ample paved surface parking for hotel and retail clients, totaling approximately 64 stalls
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Located in the city of Wetaskiwin directly along the main thoroughfare of 56 Street (Hwy 2A)

  - ▶ *Only one of three current hotel/lodging facilities within the Wetaskiwin market*



## HOTEL SUITE BREAKDOWN

Suite Type	Number of Units
Double Queen	21
Single Queen	2
King	2
Handicap Accessible Suite	1
Kitchenette Suite (King)	1
Kitchenette Suite (Double Queen)	2
<b>TOTAL</b>	<b>29</b>

*The information herein is not warranted by the Lender/Receiver nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.*





## WHY WETASKIWIN

Wetaskiwin is a strategic Central Alberta location just 35 minutes south of Edmonton, offering direct access to Highway 2A and the QEII corridor for efficient connectivity between Edmonton, Red Deer, and Calgary.

With a population of approximately 13,000 residents (serving a broader regional trade area), the city supports a strong base of automotive, agricultural, and light industrial businesses.

Wetaskiwin offers competitive land values, lower operating costs, and a business-friendly environment, making it an attractive option for users seeking affordability, accessibility, and long-term growth potential.



**11,444**  
DAYTIME POPULATION



**9,480**  
EMPLOYEES



**\$287M**  
CONSUMER SPENDING



**0.2%**  
ANNUAL GROWTH  
2023-2028



**7,700**  
56 STREET AND  
13 HWY N



**\$76,216**  
AVERAGE HOUSEHOLD  
INCOME

2026 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS

## PROPERTY INFORMATION

MUNICIPAL ADDRESS	4814 – 56 Street, Wetaskiwin, Alberta
BUILDING DESCRIPTION/SIZE	Two-storey lodging and retail facility consisting of 23,299 SF± (TBV)
SITE AREA	1.81 ac±, which includes approx. 0.91 ac± readily developable land
SITE COVERAGE	13.8%
LEGAL DESCRIPTION	Plan 9323102, Block 3, Lot 14A
ZONING	C3 (Highway Commercial District)
YEAR BUILT	Estimated 2011
PROPERTY TAXES	\$77,749 (2026)

## FINANCIAL INFORMATION

TENANTS	Welcome Dental, Freshtia, Amplifon, Caffè 56
CURRENT OCCUPANCY	66% (Retail component)
PRO-FORMA NOI	\$233,796.00 Retail Component & Pylon Sign \$89,235.54 Hotel Component \$323,021.54 TOTAL

## SALE INFORMATION

SALE PRICE	\$4,749,000
POSSESSION	Negotiable
NOTES	Sale includes pylon sign





AMPLIFON – 1,272 SF± (Tenant since 2021)

Formerly known as Living Sounds, Amplifon is a global leader in hearing healthcare with over 10,000 clinics in 29 countries. With 70 years of experience, they have served more than 5 million satisfied customers, developing a deep understanding of how to care for customer needs.



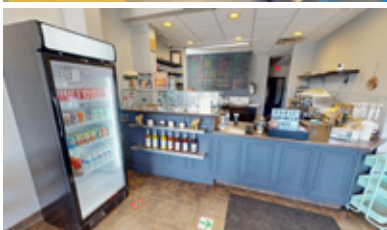
WELCOME DENTAL – 2,360 SF± (Tenant since 2022)

Welcome Dental is a full-service general dental office catering to Wetaskiwin and surrounding areas, offering services in general dentistry, cosmetic dentistry, prevention, orthodontics, endodontics and oral surgery.



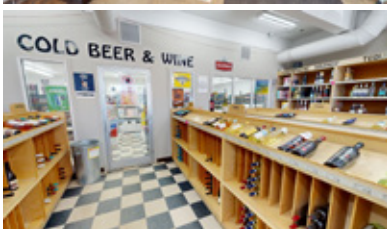
FRESHTIA – 1,272 SF± (Tenant since 2021)

FRESHTIA is a vibrant eatery dedicated to serving fresh, delicious meals made with quality ingredients. This local gem has quickly become a cornerstone of the community, offering an extensive menu that caters to a variety of tastes while prioritizing freshness and quality. With a reputation for not just filling, but also nourishing meals, FRESHTIA stands out in a town that appreciates good food.



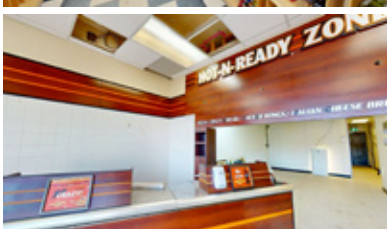
CAFFE 56 – 1,088 SF± (Tenant since 2025)

Serving great coffee and good vibes, Caffe 56 has become a fixture within the local Wetaskiwin market.



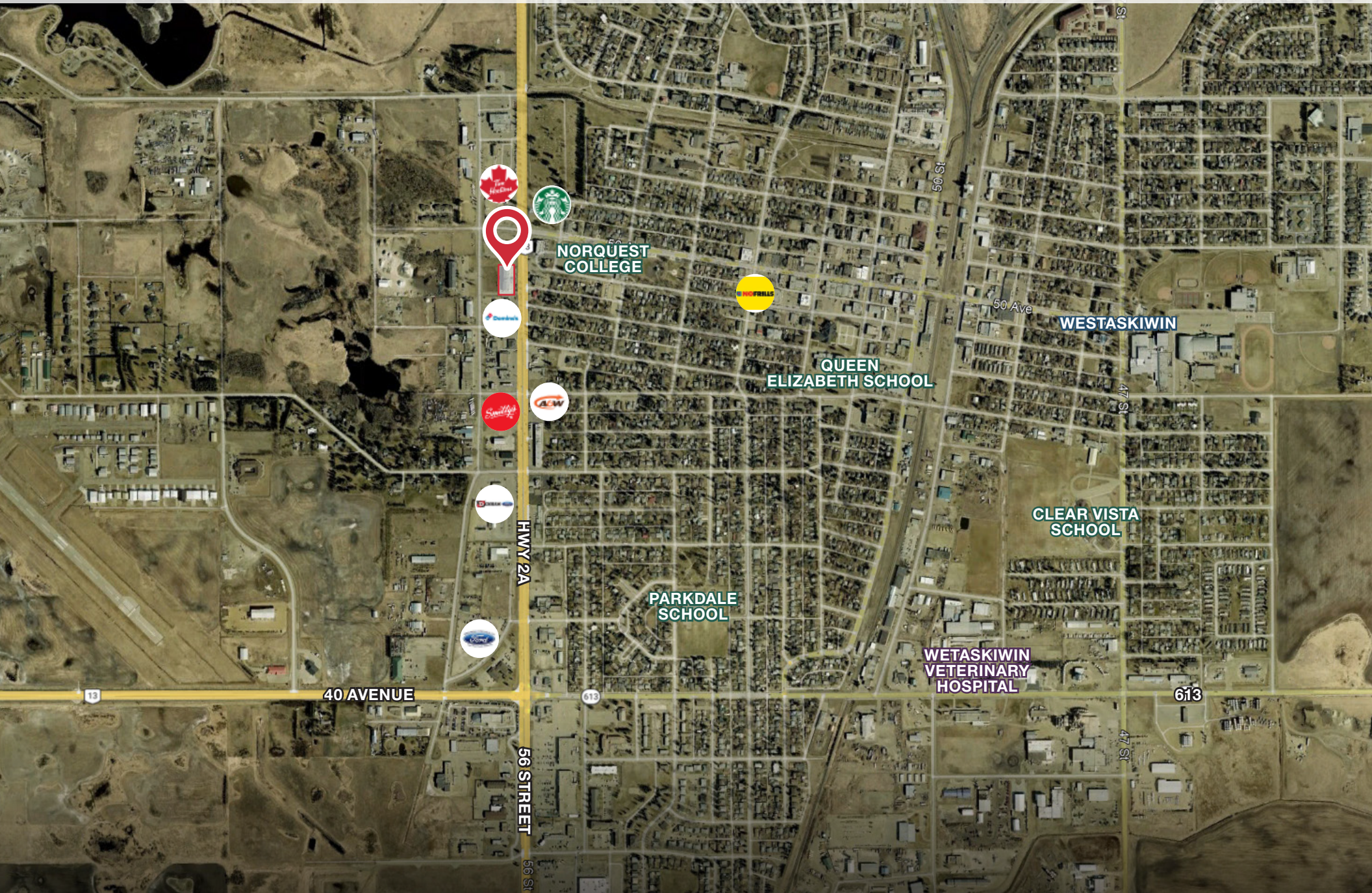
A2Z LIQUOR STORE – 1,840 SF±

Currently being operated by the Receiver. Opportunity for owner/user to continue operations or to relet space to a new liquor store Tenant.



FORMER LITTLE CAESERS – 1,200 SF± (VACANT)





THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

An aerial photograph of a large, multi-story commercial building with a grey roof and light-colored facade. The building has several gables and a prominent entrance area with a covered walkway. A parking lot in front of the building contains several cars. In the background, there are other buildings, trees, and a clear blue sky with a few clouds. The overall scene is a typical commercial real estate development.

# NAI Commercial

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