

# FOR SALE

±13,961 Sq. Ft. Lot

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



4805 - 4 Avenue, Edson, AB

## CHARACTER HOTEL

### Property Highlights

- The property includes seven rooms as well as a manager's suite.
- The manager's suite can be demised into 2 additional rooms.
- Features a bar, a commercial kitchen, and retail space in addition to the hotel rooms.
- Exterior renovations were completed in 2023.
- The basement is development-ready.
- High exposure to Highway 16



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

# FOR SALE

## Multi-Tenant Investment Opportunity

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 4805 - 4 Avenue, Edson, AB

**Legal Address:** Plan 1494AC, Block 17, Lots 11 & 12

**Lot Size:** ±13,960.79 Sq. Ft.

**Building Size:** TBC

**Zoning:** C-2 (Service Commercial)

**Parking:** Paved parking

**Possession:** Immediate/negotiable

### Contact

**Richard Lizotte**

President/Broker

Cell: 780.292.1871

Direct: 780.784.5360

richard@lizotterealestate.com

**Lee Berger**

Associate Broker

Cell: 587.983.6654

Direct: 780.784.5363

lee@lizotterealestate.com

**Cynthia Leduc**

Unlicensed Assistant

Direct: 780.784.5359

cynthia@lizotterealestate.com

\$\$\$

**Purchase Price:** \$1,200,000.00

**Taxes:** \$14,494.00 (2024)

