

# BEVERLY MOTEL FOR SALE

4403 118 AVENUE NW, EDMONTON, AB

\$810,000



## PROPERTY HIGHLIGHTS

Opportunity to own and operate a 17 guest room 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.



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[commercialveg.ca](http://commercialveg.ca)

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

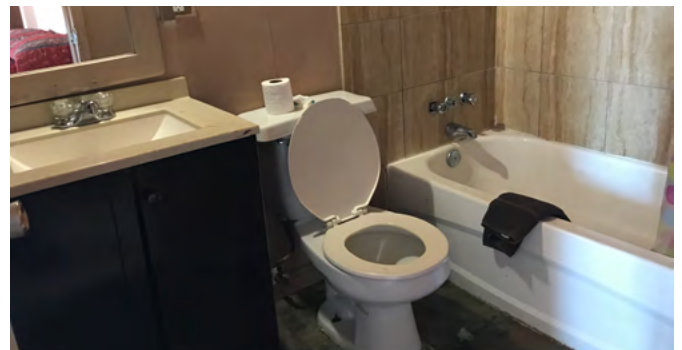
O:780.429.1200

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# PROPERTY DETAILS

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Address:	4403 118 Ave NW, Edmonton
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 acres
Buildings:	<ul style="list-style-type: none"><li>• West Building: 2 Storey, 4,900 S.F. 15 GRs</li><li>• East Building: 1 Storey, 2400 S.F., 2 GRs, Reception, Kitchen, 3 BDR Manager</li></ul>
Guest Room Types:	<ul style="list-style-type: none"><li>• 7 GR: 2XQB (separable), FB</li><li>• 5 GR: 1xQB, FB</li><li>• 5 GR: 1xQB, Shower</li></ul>
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 DriveL 16,900 VPD  
118 Ave : 7,750 VPD

