



OVAIS SIDDIQUI PREC*



TRAVELODGE BY WYNDHAM

5142 2 AVE
EDSON, AB, T7E 1V9



CONFIDENTIAL INFORMATION PACKAGE

INTRODUCTION:



Welcome to a compelling branded hotel investment opportunity in Edson, Alberta. Offered at an asking price of \$6,500,000, this Travelodge is located at 5142 – 2 Avenue, Edson, Alberta, and provides buyers the opportunity to acquire a well-established, income-generating hospitality asset in a key service community along the Yellowhead Highway corridor. The property benefits from strong visibility and convenient access to major transportation routes, with demand driven by energy, forestry, pipeline, and infrastructure activity, as well as steady highway traffic.

The hotel features 67 well-appointed guest rooms situated on a generous 2.09-acre site, offering ample on-site parking and efficient circulation for both commercial and leisure travelers. As Edson continues to serve as an important regional hub between Edmonton and Jasper, this Travelodge is well positioned for stable cash flow and long-term upside. Whether for an experienced hotel operator or an investor seeking a recognized national brand in a resilient Alberta market, this offering represents an attractive hospitality acquisition opportunity.

HOTEL ROOMS:



BATHROOMS & LAUNDRY:



HOTEL LOBBY:



POOL & SAUNA:



BREAKFAST & LIVING:



LOBBY STALL:



KITCHENETTE:

