

FOR SALE

J




HIGH YIELD MEETS HOSPITALITY

JOSAN
P R O P E R T I E S

Integrity | Excellence | Growth | Respect

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Associate
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DERRICK MOTEL

 3925 Gateway Blvd NW,
Edmonton, AB

Zoning
Business
Commercial
(CB)

Total Land
0.6
Acre ±

Built in
1973

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THE POWER OF PROXIMITY

The acquisition of the available adjacent property presents a rare opportunity to consolidate operations, scale your amenities, and create a dominant, unified hospitality destination.

Highlights

High-Traffic Visibility

Situated on Gateway Blvd, ensuring high exposure to provincial transportation corridors.

Workforce Ready

Specialized suite configurations (kitchenettes and cooktops) tailored for long-term workforce lodging.

Proven Occupancy

Established history of successful weekly and monthly rental durations.

Turnkey Independence

Independent brand with no franchising fees or restrictions

Strategic Hub

Easy access to key Edmonton connectors (Whitemud & Anthony Henday) and local amenities



Diversified 39-Unit Operational Inventory

7
Single King
Non-smoking

16
Single Queen
4 Kitchenettes
5 Cooktops

13
Double Queen
Smoking &
Non-smoking

2
Double-bed
Smoking
Kitchenettes

1
Double Queen
2-bedroom suite
full kitchen
smoking

Complimentary
WIFI

JOSAN

PROPERTIES

Providing premium living and working spaces

780-485-1933
josanproperties.com

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Agents Protected