

FOR SALE

CHATEAU MOTEL

1414 CALGARY TRAIL SW,
EDMONTON, AB



**ASKING PRICE:
\$5,990,000.00**



PROPERTY INFORMATION

- **Address:** 1414 Calgary Trail SW, Edmonton, AB
- **Property Name:** Chateau Motel
- **Rooms:** 52
- **Scale:** Economy
- **Site Area:** 0.97 Acres
- **Year Built:** Building 1 (1980) & Building 2 (2007)



PROPERTY OVERVIEW

- Exceptional hospitality investment opportunity in one of Edmonton's busiest travel corridors. **The Chateau Motel offers 52** well-appointed guest rooms featuring a mix of kitchenettes, family suites, and standard accommodations. Strategically **positioned on Calgary Trail South**, this property benefits from high traffic exposure, direct access to Gateway Boulevard, and close proximity to key demand generators including **South Edmonton Common, Edmonton International Airport, Whitemud Drive, and Anthony Henday Drive.**
- **The two-storey motel** sits on a high-visibility site with ample surface parking, on-site manager's suite, and upgraded mechanical systems. Strong repeat clientele from business travelers, trades, and leisure guests. Excellent opportunity for owner-operators or investors seeking consistent cash flow in Edmonton's growing **south side hospitality corridor.**





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