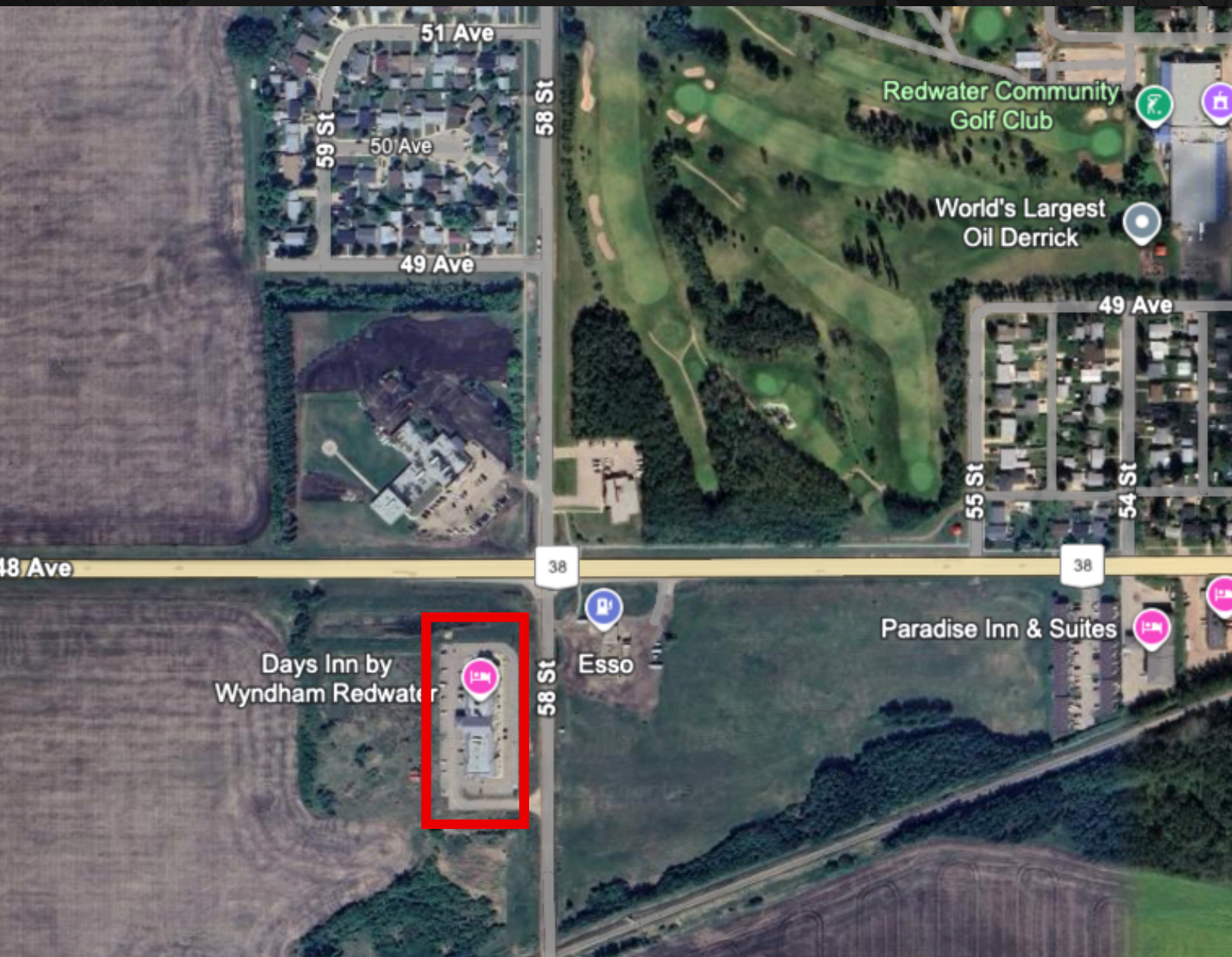


**FOR SALE**

**DAYS INN**  
**4710 58<sup>TH</sup> STREET,**  
**REDWATER, AB**



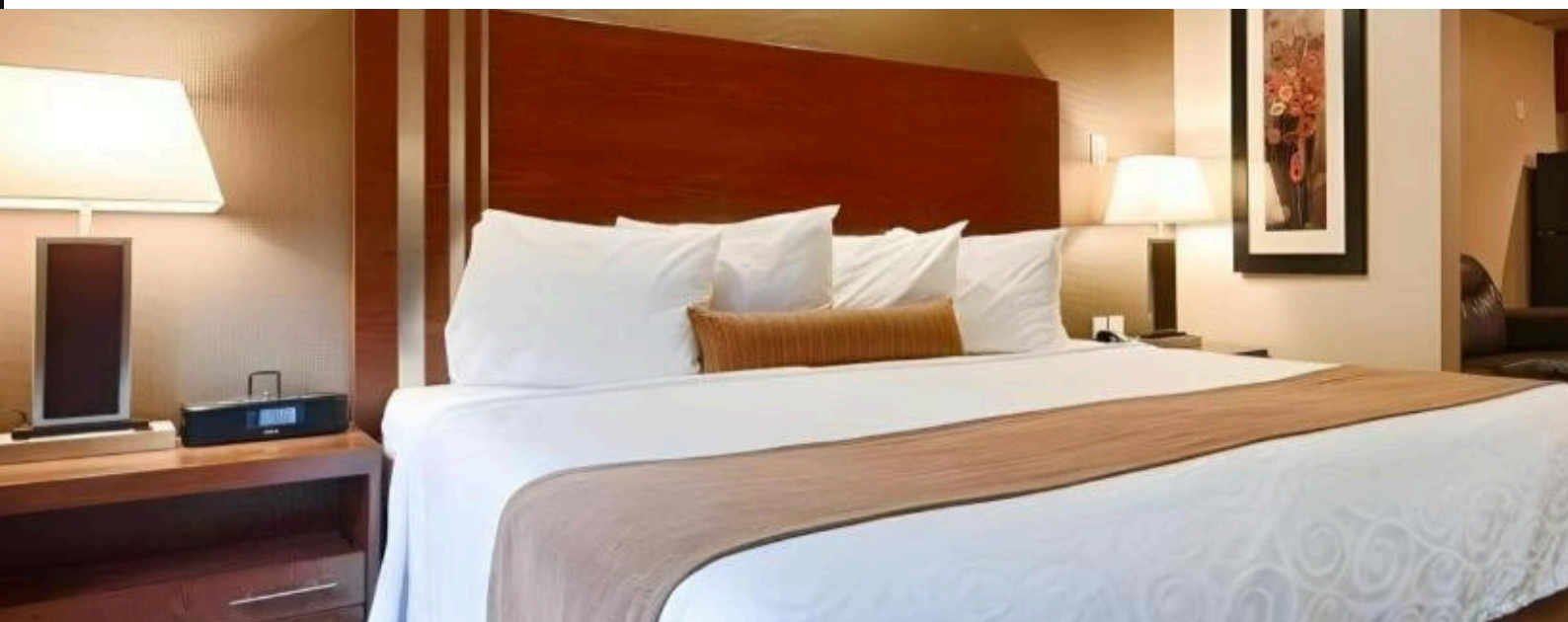
**ASKING PRICE:**  
**\$5,950,000.00**



## PROPERTY INFORMATION

- **Address:** 4710 58<sup>th</sup> Street, Redwater, AB
- **Brand:** Days Inn
- **Rooms:** 89
- **Scale:** Midscale | Limited Service
- **Land Area:** 5.34 Acres
- **Year Built:** Approx. 2013
- **Zoning:** C2 – Highway Commercial





## PROPERTY OVERVIEW

- The **Days Inn** represents a turnkey hospitality **investment** located in the heart of **Alberta's Industrial Heartland**, one of Canada's largest energy and petrochemical regions.
- Positioned along **Highway 28, approximately 60 km northeast of Edmonton**, the property offers strong highway exposure, ample parking, and direct access to key regional employment and industrial nodes.
- Purpose-built in 2013 on a **5.34-acre site**, the hotel features **89 guestrooms** with a mix of standard, kitchenette, and extended-stay suites — serving both short-term travelers and long-stay workforce clientele. The property's quality construction, reputable Wyndham flag, and proximity to major demand generators make it a stable, income-producing regional asset.





## INVESTMENT HIGHLIGHTS

- **5.34-acre site** with strong highway frontage and future expansion potential
- Strategic location within **Alberta's Industrial Heartland**, ensuring stable industrial and corporate demand
- **89-room, Wyndham-branded asset** with modern construction and diversified room mix
- **Strong weekday occupancy** driven by long-term workforce lodging
- Opportunity to enhance performance through **corporate account optimization and ancillary revenue streams** (e.g., parking, meeting rentals)



## SITE FEATURES

- Complimentary hot breakfast
- Indoor pool, fitness centre, and business centre
- Meeting / boardroom for corporate and community use
- Free Wi-Fi and guest laundry facilities
- Ample surface parking for trucks and work vehicles
- Rooms equipped with microwave, refrigerator, and coffee maker
- Select rooms with kitchenettes for long-term guests
- Operated under Wyndham's Days Inn brand providing national marketing and reservation systems

## ROOM CONFIGURATION

- **15 Double Queen Bedroom** without Kitchenette
- **36 Double Queen Bedroom** with Kitchenette
- **29 Single King Bedroom** with Kitchenette
- **3 Single King Bedroom Handicapped** with Kitchenette (Separate Bedroom)
- **4 Single King Bedroom Fireplace Suite** with Kitchenette (Separate Bedroom)
- **2 Single King Bedroom Jacuzzi & Fireplace Suite** with Kitchenette (Separate Bedroom)

**In total 89 rooms, 74 rooms with a Kitchenette and 15 rooms without a Kitchenette.**





## KEY DEMAND GENERATORS

### Alberta's Industrial Heartland

- North West Redwater Sturgeon Refinery – \$10-billion bitumen-to-diesel facility located ~8 km away; one of Alberta's largest single industrial demand drivers.
- Shell Scotford Complex, Dow Chemical, Pembina Pipeline, and Inter Pipeline – major industrial employers in nearby Fort Saskatchewan generating consistent technician, engineer, and contractor stays.
- Continuous maintenance, turnaround, and construction activity ensures sustained weekday and long-stay demand.

### Workforce & Project-Based Lodging

- Serves long-term corporate and industrial workers tied to the refinery, fertilizer, and pipeline sectors.
- Regular demand from Agrium/Nutrien Fertilizer Plant and municipal infrastructure projects across Redwater and Sturgeon County.
- Strong corporate repeat base from contractors, fabricators, and energy service firms.





## KEY DEMAND GENERATORS

### Transportation & Logistics

- Located directly on Highway 28, part of Alberta's main corridor to Fort McMurray, connecting Redwater to the province's major industrial hubs.
- Bookings from trucking, heavy-equipment, and logistics companies operating between Fort Saskatchewan, Gibbons, and Athabasca.

### Community & Leisure

- Local event traffic from Pembina Place Arena, sports tournaments, weddings, and community gatherings.
- Nearby attractions such as Jurassic Forest and Goose Hummock Golf Resort contribute to weekend leisure stays.
- Visiting families and tradespeople bolster year-round occupancy.
-









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