

# \$5,990,000 - 1414 Calgary Trail Sw, Edmonton

MLS® #E4463850

**\$5,990,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Cashman, Edmonton, AB

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-story 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.

Built in 1980

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4463850    |
| Price      | \$5,990,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1980        |



|        |                        |
|--------|------------------------|
| Type   | Business with Property |
| Status | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1414 Calgary Trail Sw |
| Area        | Edmonton              |
| Subdivision | Cashman               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 1A1               |

### Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 55            |

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Listing information last updated on November 3rd, 2025 at 12:03pm MST