

FOR SALE

J




EVERYDAY STAYS, SOLID RETURNS

JOSAN
P R O P E R T I E S

Integrity | Excellence | Growth | Respect

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ECONOMY INN

 4009 Gateway Blvd NW,
Edmonton, AB

Zoning
Business
Commercial
(CB)

Total Land
0.6
Acre ±

Built in
1980

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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

Integrated Revenue Ecosystem

The extended rental program provides reliable occupancy and reduced turnover costs, ensuring a steady, predictable cash flow with fewer operational demands.

Dining Yield

The property Features the **Gurkha Restaurant**, operated by an external tenant providing steady rental income.

Storage Leases

Includes 5 leasable storage garages with rear access.

Value-Add Potential

Opportunity to lease additional office or retail space below the restaurant.

Strategic Hub

Direct exposure to Gateway Blvd (Highway 2) with rapid access to Whitemud Drive and Anthony Henday.



Integrated 38-Unit Hospitality Portfolio

19	14	4	1
Double Queen	Single Queen	Queen	2 Bedroom Managers Suite

Proven weekly & monthly

RENTAL PROGRAM

Complimentary

WIFI

JOSAN

PROPERTIES

Providing premium living and working spaces

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Agents Protected