

REAL ESTATE OFFERING DOCUMENT

This is a turnkey investment offering lifestyle, stability, and expansion potential — all in one package. Be sure to review the outstanding Google reviews and traveler photos to see firsthand why guests consistently rate this property so highly.

LISTOWEL COUNTRY INN

REVENUE DRIVEN REAL ESTATE



This information has been gathered from sources we believe to be reliable; however, we have not independently verified it and make no representations or warranties regarding its accuracy or completeness. Prospective parties and their advisors should conduct their own through, independent investigation to determine whether the property meets their specific requirements.

ABOUT LISTOWEL COUNTRY INN

KEY FACTS PROPERTY DESCRIPTION:	39-Room Motel+ Owners Residence
LOCATION:	8500 Perth Road 164, RR#1 Listowel
LEGAL DESCRIPTION:	PT LOT 25, CONCESSION 3 WALLACE AS IN R273802; NORTH PERTH
SITE DIMENSION/ AREA:	269,797 Square Feet / 6.19 Acres
ZONING:	Highway Commercial (C3-11)
OWNERS RESIDENCE:	3500 Square Feet, 4 Bedroom + 4 Bathrooms
SITE SERVICING:	2 Septic Systems + 2 Drilled Well
WATER HEATERS:	High Efficiency Natural Gas
HVAC:	Residence - High Efficiency Forced Air Gas and Central Air Conditioning Motel - Wall Heaters and Air Conditioning plus in-floor radiant heat.
PARKING OPERATING REVENUE:	50+ Spaces Available
OPERATING EXPENSES:	Available with Signed NDA Available with Signed NDA
CAP RATE:	10%
PRICE:	7,500,000
OTHER FEATURES:	1700 Square Foot Heated Workshop Board Room I Tennis Court

Property Summary

Own a Thriving Motel Business with Luxury On-Site Living

Take this rare opportunity to own and operate a profitable, well-established motel while enjoying the comfort of a beautifully appointed 3,500 sq. ft. estate home.

The **Listowel Country Inn** is set on over 6 acres of meticulously maintained land in a peaceful country setting, just minutes from the vibrant community of **Listowel**. The major industrial and technology hubs of **Kitchener**, **Waterloo**, and **Guelph** are all within a convenient 45-minute drive.

Proven Performance & Strong Reputation

- Steady year-round growth
- Above-average occupancy and revenue
- Consistently top-rated reviews on major travel platforms
- Integrated with all major third-party reservation systems plus a dedicated website for direct bookings
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Property Features

- 37 motel units offering 39 guest rooms
- 49' x 34' heated/cooled workshop and storage building
- Ice room and vending area
- On-site laundry and linen facility
- Tennis court
- 3,500 sq. ft. owner's residence with attached office/reception

Exceptional Condition

The property has been exceptionally maintained with major upgrades, including:

- Steel tile roof
- High-efficiency natural gas water heaters
- Newly paved driveway
- Updated plumbing and electrical systems

No immediate improvements are required.

Significant Growth Potential

- Transition to 24-hour operations
- Expand wedding, and family reunion bookings, group bookings, club meet
- Opportunity to add additional rental suites near the motel and tennis court

Prime Location

Located directly on Highway 23, the main artery connecting surrounding towns, the property benefits from excellent visibility and accessibility. **Listowel** continues to grow steadily, featuring major national franchises, big-box retailers, grocery chains, and expanding commercial development.

MARKET DEMOGRAPHICS

Listowel Country Inn – A Trusted Stay in the Heart of a Thriving Community

The **Listowel Country Inn** has built its reputation the way successful hospitality businesses always do by earning repeat guests year after year. This isn't just a place people stay once; it's where executives return, where work crews settle in for months, and where wedding parties gather before big celebrations.

Located in a region supported by strong industry and agriculture, the Inn benefits from steady, reliable demand that isn't dependent on one single source. Major companies in the area regularly book rooms for visiting executives, engineers, and IT specialists. Automotive parts manufacturers connected to Toyota, Hyundai, and Kia bring in professionals from across Canada, the U.S., and Mexico. Holstein Canada and other agricultural leaders contribute consistent corporate traffic.

Beyond corporate travel, the local economy provides a dependable backbone of business:

- Regional hospitals and healthcare professionals
- OPP training programs
- Local businesses and car dealerships
- Municipal and infrastructure work crews
- Builders, roofers, cable and drilling contractors
- Agricultural specialists and international poultry installation crews who often stay for extended periods

Weekends bring another layer of energy and occupancy:

- Wedding groups and family gatherings
- Baseball, Hockey, Hunters and Golf tournaments
- Snowmobilers' paradise in winter

What truly sets the Listowel Country Inn apart is the experience. Guests consistently choose it over other area motels because of the comfort, welcoming atmosphere, and attention to detail. It feels less transactional and more like a place people are genuinely happy to return to.

For an investor, that translates into something simple but powerful: diversified revenue streams, extended stays, strong repeat clientele, and year-round activity driven by industry, agriculture, healthcare, and community events.

This is a hospitality property rooted in real economic drivers — not seasonal speculation. It's a dependable, income-producing asset supported by a hardworking region and loyal guest base.

Community Overview – Listowel, Ontario

Listowel, a key community within **North Perth**, is home to **9,531 residents** as of 2021, representing a portion of North Perth's estimated **18,800 residents** in 2025—a growth of approximately **11%** since the last census. Listowel offers a picturesque rural setting while providing all the amenities of a small city.”

The **Subject Property** is located approximately **2.5 km north of Listowel's community centre**, placing it within convenient reach of residential, commercial, and industrial services. The community offers a diverse mix of land uses, including:

- Industrial facilities and commercial offices
- Retail amenities, such as **Petro-Canada, Tim Hortons, Subway, Dairy Queen, Walmart, Canadian tire, and All Major Banks and all major Dealerships**
- Single-family residential neighborhoods
- Surrounding agricultural lands

The recently constructed **North Perth Elementary School** is in the west end of the community, adjacent to the future **Steve Kerr Recreation Complex** and surrounding recreational grounds.



Key transportation routes include **Main Street** and **Wallace Avenue**, the primary east/west and north/south arterial roadways providing access throughout Listowel. The intersection of Main Street and Wallace Avenue forms the heart of the downtown core, featuring a traditional zero-lot-line layout with mixed-use residential and commercial buildings.

Nearby towns include **Palmerston**, approximately **12 km to the northeast**, and **Milverton**, approximately **25 km to the southeast**, enhancing the area's connectivity and regional accessibility.

to the northeast and Milverton, which is located approximately 25 km to the southeast.

SITE PLAN



8500 ROAD 164 LISTOWEL | PIN 530110114

Property Details

GeoWarehouse Address:	
8500 ROAD 164	
LISTOWEL	
	530110114
Land Registry Office:	PERTH (441)
Land Registry Status:	Active
Registration Type:	Certified (Land uses)
Ownership Type:	Freehold



Ownership

Owner Name:
New Listowel Country Inn Ltd

Legal Description

PT LOT 25, CONCESSION 3 WALLACE , AS IN R27Ja02 : ORT11 PERTH

HISTORY OF CONSTRUCTION AND IMPROVEMENTS

- 1997: \$500,000 New house including finishing basement and landscaping
- 1997: \$75,000 New parking lot pavement and excavation
- 2002: \$480,000 Build-finish 8 suites under deluxe rooms
- 2002: \$11,000 Upgrade old septic system
- 2002: \$50,000 New septic system
- 2003: \$420,000 Total renovation of the 16 standard rooms plus build kitchenette apartment
- 2003: \$50,000 Tennis court
- 2005: \$470,000 Total renovation of the 11 deluxe rooms
- 2009: \$25,000 New mattresses
- 2010: \$50,000 Renovation of the old rental house
- 2012: \$90,000 Steel roof standard and deluxe rooms (50 years warranty)
- 2012: \$16,000 Change all the TV's to LCD
- 2014: \$50,000 Steel roofs old and new house (50 years warranty)
- 2014: \$55,000 Change all water heaters from oil to gas plus new furnace old house
- 2016: \$30,000 7 25" new trees and new patio
- 2017: \$25,000 Fix parking lot pavement
- 2018: \$75,000 Owners Residence. All new carpets and hardwood, ceilings and walls re-painted.
- 2019: All lights changed to LED lights and new LED signage.
- 2021: \$12000 New Wi-Fi Thermostat in all rooms
- 2022: \$13000 New AC in all Standard rooms and new comforter
- 2022: \$15000 Basement Renovation
- 2023: \$15000 New LCD tv on all Standard rooms
- 2023: \$6000 Owner's residence painted
- 2023: \$18000 New high efficient tankless water heater and storage tank
- 2024- \$22000 Parking Lot sealed
- 2024: \$20000 Rental house updated, Created two separate rentable accommodation
- 2024: \$25000 Rust proof New metal galvanized stairs
- 2025: \$10000 Redo front office landscape

Building Description – Listowel Country Inn

Type, Class & Architectural Style

- **Motel:** 37-unit “Listowel Country Inn”
- **Owner’s Residence:** 3,500 sq. ft. single-family dwelling with attached office
- **Workshop/Warehouse:** 1,700 sq. ft. heated and cooled building

The property has undergone extensive renovations over the past **25 years**. All motel rooms have updated **plumbing, electrical, walls, floors, bathrooms, windows, and doors**. Recent capital improvements include:

- New steel roofs across all structures
- Re-paved asphalt driveway
- Conversion of all water heaters from oil to high-efficiency natural gas

Design & Layout

The property comprises **three primary building improvements**:

1. **Central Motel Building** – Two-storey, purpose-built structure housing **16 units** (Unit Nos. 101–112, 114–117). Located in the central portion of the site.
2. **South-Central Motel Building** – Single-storey, walk-out, two-level structure with attached **3-bedroom dwelling** and repurposed apartment unit, containing **21 units** (Unit Nos. 118, 220–230, 253, 301–308).
3. **Detached Owner’s Residence** – Four-bedroom, four-bathroom single-family dwelling with **separate attached office**, located at the northeast section of the site.

Unit Access:

- All standard motel units have **direct exterior access**.
- Suite units (Unit Nos. 301–308) feature **interior hallway access** to a shared common area.

The property layout efficiently separates guest accommodations, owner/operator space, and ancillary buildings while maintaining excellent functionality, privacy, and operational flow.

ZONING

According to the Municipality of North Perth Zoning By-law, the Subject Property is classified as Highway Commercial (C3-11) Zone. Within the Highway Commercial (C3) Zone, the following uses are permitted:

- snowmobile, watercraft, motor home, recreational vehicle, travel trailer, trailer, or motorcycle sales and service establishment
- A beer, wine, or liquor retail outlet
- building supply outlet
- business or professional office
- commercial recreational use
- day care centre
- Eating establishments: drive-in, drive-thru, restaurant, take-out
- An equipment sales and rental establishment
- funeral home
- gasoline bar
- landscaping business and/or garden centre
- license office
- miniature golf course
- movie/video rental and sales establishment
- parking area
- printing establishment
- public park
- showroom
- tire sales establishment
- wholesale establishment
- An automobile washing establishment
- An automobile repair establishment (excluding body and fender repair shops)
- A bowling alley
- A bus depot
- commercial greenhouse
- convenience store
- dry cleaning depot or plant
- An emergency services facility
- farm produce retail outlet
- furniture and appliance store
- home and automotive supply store
- laundromat
- medical clinic
- motel
- An on-premises brewing/wine-making establishment
- personal service shop
- private club
- public utility
- taxi or limousine depot
- veterinarian clinic
- An automobile service station
- farm implement sales and service establishment
- An assembly hall

The Highway Commercial (C3-11) designation allows a broad range of commercial, recreational, and residential uses, making the Subject Property suitable for continued operation as a motel and offering potential for future redevelopment or expansion in accordance with municipal zoning regulations.

Places of Interest in Listowel

UBER AND UBER EAT AVAILABLE



← Waterloo Road 86



Listowel Taxi – 519-291-4591

(Road 164) Hwy 23N



Lorri's Taxi – 519-313-2333

LISTOWEL GOLF CLUB

Pizza hut- 519-418-5555

JOHN DEERE

Domino's – 519-291-4500



Veky's – 519-291-5455

