

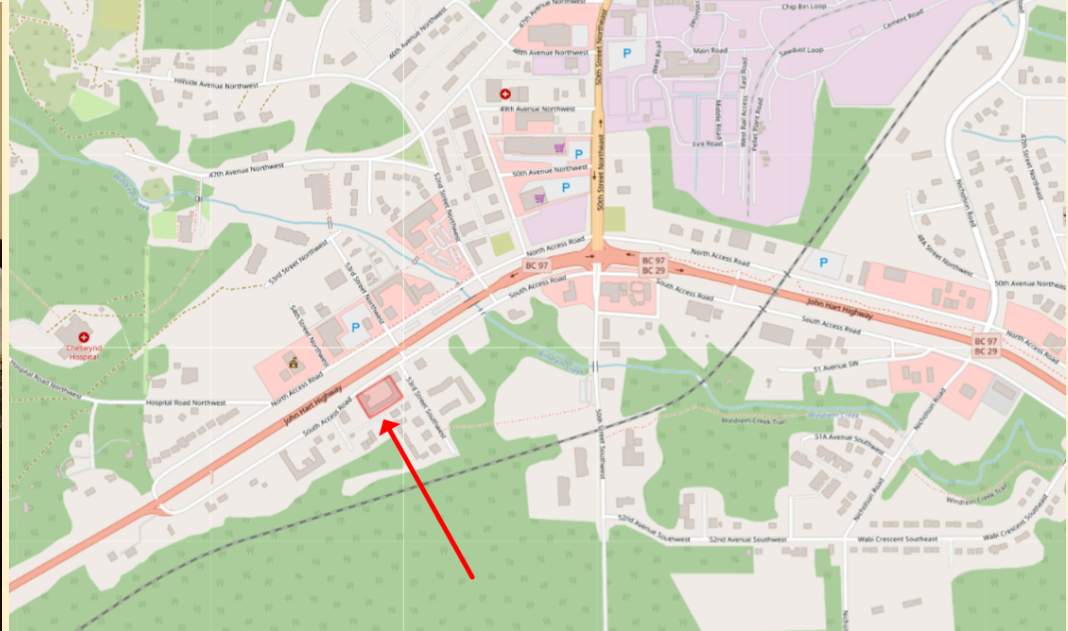
Country Squire Motor Inn

5305 S Access Rd, Chetwynd, BC V0C 1J0



MOTEL OPPORTUNITY

GREAT MOTEL OPPORTUNITY!! Where else can you find a 50+ room motel for under \$1.9 million? Located in Chetwynd, BC, a thriving town driven by booming oil and forestry industries, this 2-story drive-up motel on Highway 97 sits on 0.8 acres in the heart of town. Perfect for workers and tourists, the motel features 51 rooms, including 14 kitchenettes, and a 2-bedroom manager's suite. Conveniently located near Fort St. John and Dawson Creek (1.5-hour drive) and Prince George (3 hours away), this is a rare investment opportunity. Don't miss out! **Contact the listing agent only—please do not approach the owner or staff. NDA is required.**



KEY NUMBERS

51 rooms (including 14 kitchenettes)

2 beds manager suite

0.8 acres land

Building area 17,600 approx.

Built in 1975

Legal description : LOT 3, BLOCK 3, PLAN PGP9154, DISTRICT LOT 1813 & 398, PEACE RIVER LAND DISTRICT

PID : 011-777-010

ASKING PRICE

: \$1,880,000 (Share Sale)



FINANCIAL SUMMARY

Upon receiving the signed NDA, we'll send detailed financials.

Country Squire Motor Inn

COUNTRY SQUIRE MOTOR INN provides air-conditioned rooms, free WiFi, free private parking, a desk, a microwave, a flat-screen TV, a private bathroom, bed linen and towels. The nearest airport is Dawson Creek Airport, 66 miles from COUNTRY SQUIRE MOTOR INN.



Chetwynd BC

Chetwynd is a town located in northeastern British Columbia, Canada. It is known for its proximity to major natural resources industries, such as oil, gas, and forestry, which are key to the local economy. Here are some key points about Chetwynd:

1. Location:

- Chetwynd is situated along Highway 97, also known as the Alaska Highway, and is approximately 300 kilometers north of Prince George. It is a key stop for travelers heading to Alaska or the Yukon.
- Nearby towns include Dawson Creek (about 1.5 hours away) and Fort St. John (also about 1.5 hours away).

2. Industry:

- The town's economy largely revolves around natural resource extraction, with forestry, oil, and gas being the dominant industries.
- Many of the residents work in these sectors, making Chetwynd an industrial hub in the Peace River region.

3. Outdoor Recreation:

- Surrounded by mountains and forests, Chetwynd offers abundant outdoor recreational activities, including hiking, fishing, and hunting.
- There are nearby provincial parks and beautiful scenic areas, such as Pine River and Gwillim Lake Provincial Park.

4. Chainsaw Carvings:

- Chetwynd is famous for its annual chainsaw carving contest and the large collection of intricate wood carvings displayed throughout the town. It's one of the unique cultural features of the town and a tourist attraction.

5. Housing and Motels:

- Given its industrial base, Chetwynd sees a steady demand for accommodations, particularly from workers in the oil and gas or forestry sectors. Many motels and rental properties cater to these industries, making it a potentially interesting area for real estate investment.

Chetwynd may be small, but it plays a significant role in northern BC's industrial landscape, making it an interesting location for investors, especially in the hospitality or real estate sectors.

KEY ECONOMIC SECTORS

Chetwynd, BC's economy is driven by key sectors such as forestry, oil and gas, mining, energy, transportation, and tourism. The town is home to sawmills and pulp mills that process timber, while oil and gas extraction, along with coal mining, play a significant role in local employment. Hydroelectric power from nearby dams also contributes to BC's energy grid. Positioned on Highway 97, Chetwynd serves as a key logistics hub for these resource industries. Additionally, tourism is on the rise, with outdoor recreation and events like the chainsaw carving contest attracting visitors



PHOTOS



NEARBY



OFFER

The sales type is a SHARE sale. We will review offers as they are received. If you require more detailed information, please sign and return the attached NDA, and we will provide you with additional details.

DISCLAIMER

Jay Choi and Sutton Group - 1st West Realty have made every effort to ensure the accuracy of the information provided, including materials received from the seller and information gathered from many sources. However, they assume no responsibility for any inaccuracies in the material. Buyers are advised to conduct their own due diligence, in consultation with their lawyer, accountant, or other professionals, to verify all details thoroughly.

Last update : Jan 22, 2025

CONTACT THE LISTING AGENT

Jay Choi is the listing agent.

Jay Choi is a licensed realtor in British Columbia with nearly 20 years of experience, including 16 years consistently maintaining a position in the Top 10% of Greater Vancouver realtors. He graduated from business school and takes pride in his over 10 years of experience as a financial advisor in banking. He has successfully handled both commercial and residential transactions with a focus on customer satisfaction. He looks forward to achieving great results together with you and hopes you will continue to follow his work.

JAY CHOI, BBA 최재동



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