



MOTEL PROPERTY FOR SALE

76 ROOMS

**71 Gasoline Aly E,
Red Deer County,
Alberta T4E 1B1**

PROPERTY INFORMATION

ZONING:

C1

SITE AREA:

1.89 Acres

NO. OF STOREY:

2

AMENITIES:

- » Air Conditioning & Heating
- » Free parking on-site
- » Ample space for Trucks, RV, Buses
- » Designated smoking area
- » Vending Machine
- » Non-smoking rooms

NO OF ROOMS:

76

FOR MORE INFORMATION OR TO VIEW,
PLEASE CONTACT:

Curveen Bindra, Sales Representative, CHIA

C: 306-221-1322

O: 780.818.2000

curveen.bindra@royallepage.ca

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

#201, 6043 Andrews Way SW Edmonton, Alberta, T6W 3S9

PROPERTY INFORMATION

ASKING PRICE:
\$3,990,000

Red Deer comprises 27 hotel properties, which contain around 2,600 rooms. Among the subtypes, there are 990 Upscale & Upper Midscale rooms, and 1,600 Midscale & Economy rooms in Red Deer. As of October, Red Deer 12-month occupancy is 54.3%, 12-month ADR is \$125, and 12-month RevPAR is \$68. Year over year, 12-month occupancy in Red Deer has changed by 1.0%, 12-month ADR has changed 6.1%, and 12-month RevPAR has changed by 7.2%. 12 Mo Supply 960.7K 12 Mo Demand 521.9K For Midscale & Economy class hotels in Red Deer, 12month occupancy is 47.7% and ADR is \$104, resulting in a 12-month RevPAR of \$50.00. On a year over year basis, 12-month occupancy changed by 1.57%, 12month ADR changed by 2.90%, and 12-month RevPAR changed by 4.52%. There is nothing under construction in Red Deer and no buildings have delivered in the past 12 months. **Source: CoStar**

Details

- The motel spans 1.89 acres.
- The asking price translates to \$52,500 for each room.
- The property features a total of 76 rooms, categorized as follows:
 - Single kitchenettes: 10
 - Double kitchenettes: 9
 - Rooms with one queen bed: 25
 - Rooms with two queen beds: 31
- Room with a king bed: 1

Maintenance

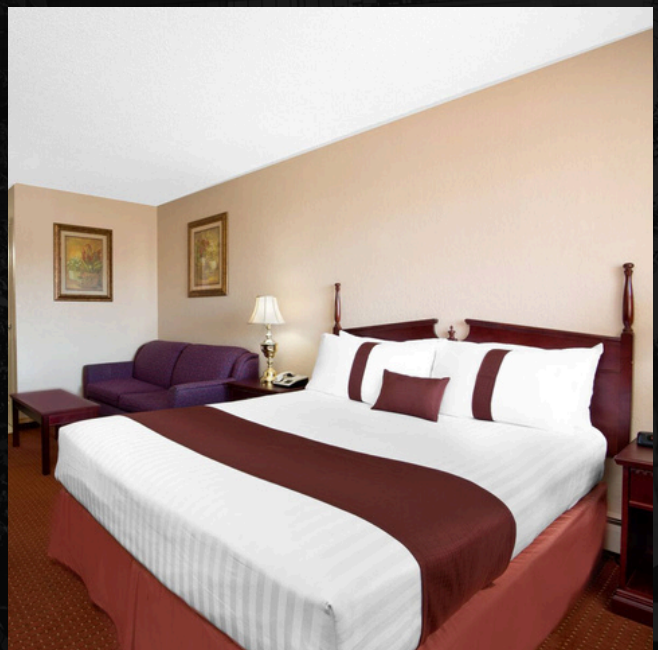
- In May 2022, a new boiler and two hot water tanks were installed in the second building.
- A new hot water tank was installed in the first building in July 2021.

Amenities

- Air Conditioning and Heating
- Rooms equipped with Wi-Fi, Microwave, TV, Coffee Maker, and Refrigerator
- Complimentary on-site parking
- Spacious accommodations for Trucks, RVs, and Buses
- Designated smoking area
- Vending Machine available
- Non-smoking rooms offered

The Location

- 12 Months ADR \$104 (Economy and Midscale)
- River Bend Golf Course is just a 7-minute drive away.
- Westerner Park is located 2 km from here.
- City Hall Park is an 11-minute walk.
- Peavey Mart Centrium is a 20-minute walk.
- Red Deer College is a quick 3-minute drive.
- Bower Place can be reached in 4 minutes by car.
- Red Deer Regional Hospital Centre is a 6-minute drive.
- Edmonton International Airport (YEG) is approximately a 76-minute drive away.





The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

#201, 6043 Andrews Way SW Edmonton, Alberta, T6W 3S9



780.818.2000 | www.RoyalLePageMagna.ca