

Active
C8066075
 List Date: 1/27/2025 Exp Date: 1/27/2026
 Seller Accept Date:
 Subj Removal Date: DOM: 1
 Completion Date: Org: N

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For Sale Business with Property
Business with Property
 For Sale Price: **\$1,880,000**
 Orig Price: **\$1,880,000** Prev Price: **\$0**
 Leased/Sold Price: /



Zoning: **C2** Gross Prop Tax: **\$17,051.79** Tax Yr: **2024** Sale Type: **Share**
 P.I.D.#: **011-777-010** Building/Complex Name:
GREAT MOTEL OPPORTUNITY!! Where else can you find a 50+ room motel for just under \$1.9 million? Located in Chetwynd, BC, a thriving town fueled 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 offers 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 required.

<p>MEASUREMENTS:</p> <p>Subj. Space Sq.Ft: 17,605 Space Avail for Lse: Subj. Space Width Whse/Indust.Sq.Ft: Subj. Space Depth: Office Area Sq. Ft: Land Size Sq.Ft: 34,500.00 Retail Area Sq. Ft: Land Size Acres: 0.80 Mezzanine Sq. Ft: Acres Freehold: Other Area Sq. Ft: Acres Leasehold: Main Resid. Sq.Ft: Subj Prop Width ft.: Min. Divisible Space: Subj Prop Depth ft.: Max. Contig. Space:</p>	<p>LEASE DETAILS:</p> <p>Lease Type: Lease Expiry Date: Lse Term/Months: Is a Sub-lease?: Strata Fees/Month:</p>	<p>NET / GROSS RENT DETAILS:</p> <p>Basic Rent per Annum/SF: Est. Additional Rent / SF: Basic Rent per Month: Est. Add. Rent per Month: Basic Rent per Annum: Gross Rent per Annum/SF: Gross Rent per Month: Gross Rent per Annum:</p>
<p>Seller's Int.: Registered Owner Int. In Land: Freehold First Nat.Res: Occupancy:</p>		

<p>BASIC BUILDING & PROPERTY DETAILS:</p> <p># of Buildings: # of Docks # of Storeys: # of Grade Doors: # of Elevators: # of Loading Doors: # Parking Spaces: Clear Ceiling Ht (ft): Year Built: 1975 Class of Space: Building Type: See Realtor Remarks</p> <p>Potential to Redevelop? Comments: Environ. Assess.Done? Not Applicable Comments:</p>	<p>MULTI-FAMILY DETAILS:</p> <p># of Bachelor Apts: # of Studio Apts: # of 1 Bdrm Apts: # of 2 Bdrm Apts: # of 3 Bdrm Apts: # of 4+ Bdrm Apts: # of Penthouse Apts: Total # of Apts # of Other Units: Total # of Units: APOD Cap Rate</p>	<p>BUS/BWP & AGR DETAILS:</p> <p>Major Business Type: Accommodation Travel & Tourism Minor Business Type: Hotel/Motel Business Name (d.b.a.): Country Squire Inn</p> <p>Bus. Oper. Since (yr): Confidentiality Reqd: Yes Major Use Description:</p>
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LEGAL: LOT 3, BLOCK 3, PLAN PGP9154, DISTRICT LOT 1813 & 398, PEACE RIVER LAND DISTRICT

REALTOR NDA is required and is attached.
REMARKS:

<p>DESIGNATED AGENT(S):</p> <p>1 Jay Choi - CONTC: 604-790-1035 Sutton Group - 1st West Realty - OFC: 604-942-7211 choijaedong@gmail.com</p> <p>2</p> <p>3</p> <p>Commission: 1.5%</p> <p>Seller/Landlord:Smith Shelf Company Number Sixteen Ltd. Sell Firms: 1. Buyer Agents:1. 2. 3.</p>	<p>APPOINTMENT INFORMATION:</p> <p>Contact Listing REALTOR®</p> <p>JAY CHOI 604-790-1035 Virtual Tour: Brochure: https://www.pixilink.com/upload/house/docs/17..._package1_-_2025.pdf</p>
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