



**AICRE**  
COMMERCIAL

**FOR SALE**

HIGHWAY COMMERCIAL  
INVESTMENT

**55 + 71 Superior Street, Devon, AB**

**KEY WEST INN INVESTMENT**



Erin Oatway  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

Jim McKinnon  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com

[aicrecommercial.com](http://aicrecommercial.com)







**AICRE**  
COMMERCIAL

**55 + 71 SUPERIOR STREET  
FOR SALE**



## **HIGHLIGHTS**

- Highway commercial investment includes Hotel, Restaurant, Bar/Lounge and Auto Shop
- 540' of frontage along Superior Street with high visibility to Highway 60
- 13,000 Vehicles per day on Highway 60
- High exposure location in the heart of Devon, AB
- Exterior paint refresh completed August 2023
- Ample surface parking
- Auto shop leased to Japan Canada Motors
- Restaurant space leased to Highway 60 Grill
- Restaurant is equipped with a large, fixtured kitchen,, dining room and a banquet room
- Hotel amenities include:
  - Lobby
  - Restaurant + Lounge/bar w/ VLTs and Pool tables
  - 56 Hotel rooms
  - Boardroom
  - 2 x ATM Machines
  - Vending Machines





**AICRE**  
COMMERCIAL

**55 + 71 SUPERIOR STREET  
FOR SALE**



## **PROPERTY DETAILS**

<b>ADDRESS:</b>	55 + 71 Superior Street, Devon
<b>LEGAL:</b>	Plan 3494TR, Lots 1,2,3,4,5,6,7,8,9 and 9A, Block 17
<b>ZONING:</b>	Highway Commercial
<b>POWER:</b>	200 AMP / 3 Phase (TBC)
<b>HEATING:</b>	Mixed 3 boiler systems / 5 RTUs on roof / AC
<b>TOTAL HOTEL SIZE:</b>	22,470 SF (+/-)
<b>TOTAL AUTO SHOP SIZE:</b>	2,000 SF (+/-)
<b>TOTAL SITE SIZE:</b>	73,226.50 SF (+/-)
<b>PARKING:</b>	120 Surface Stalls
<b>NOI:</b>	TBD
<b>PROPERTY TAX:</b>	\$24,000.00 (2023 Estimate)
<b>SALE PRICE:</b>	\$4,500,000.00



Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify the information. The information may change at any time.



[aicrecommercial.com](http://aicrecommercial.com)





**AICRE**  
COMMERCIAL

55 + 71 SUPERIOR STREET  
**FOR SALE**



## **HOTEL**

<b>TOTAL SIZE:</b>	22,740 SF (+/-)
<b>YEAR BUILT:</b>	1979 (With Addition in 1999)
<b>TOTAL ROOMS:</b>	56
<b>SECURITY:</b>	Yes - Security Cameras
<b>FIRE SUPPRESSION:</b>	Sprinkler system in building's addition (25 rooms)

## **KEY WEST INN**

- Hotel offers restaurant, bar/lounge, boardroom and Banquet Room
- 2 x ATM Machines
- Vending Machines
- Bar includes:
  - Dart Boards
  - 16 VLTs
  - Pool Tables



**AICRE**  
COMMERCIAL  
[aicrecommercial.com](http://aicrecommercial.com)

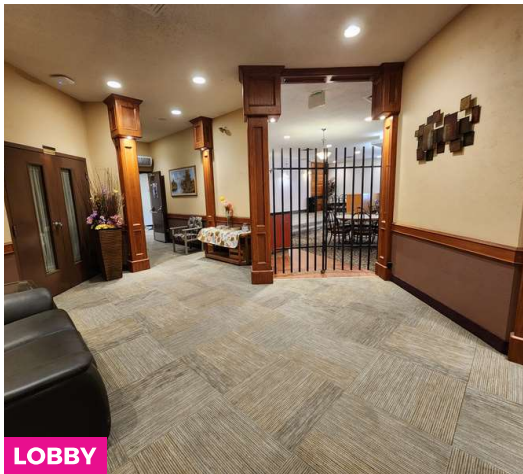


**HOTEL**

**FOR SALE**



**LOBBY**



**LOBBY**



**LOBBY**



**SINGLE ROOM**



**DOUBLE ROOM**





**DINING ROOM**



**BANQUET ROOM**

## **RESTAURANT**

- YEAR BUILT:** 1979 / 1999
- LEASED:** Yes - Highway 60 Grill  
\*Lease details available with a signed CA
- SECURITY:** Yes - Security Cameras

### **RESTAURANT & BANQUET ROOM**

- Updates completed in the last 15 years
- Large kitchen with many fixtures and equipment
- 1 x Walk-in cooler
- 1 x Walk-in freezer
- Restaurant dining room with a seating capacity of 114 people
- Private banquet room with a seating capacity of 120 people
- Bar/Lounge has a seating capacity of 180 people





# ADDITIONAL PHOTOS

FOR SALE



BAR / LOUNGE



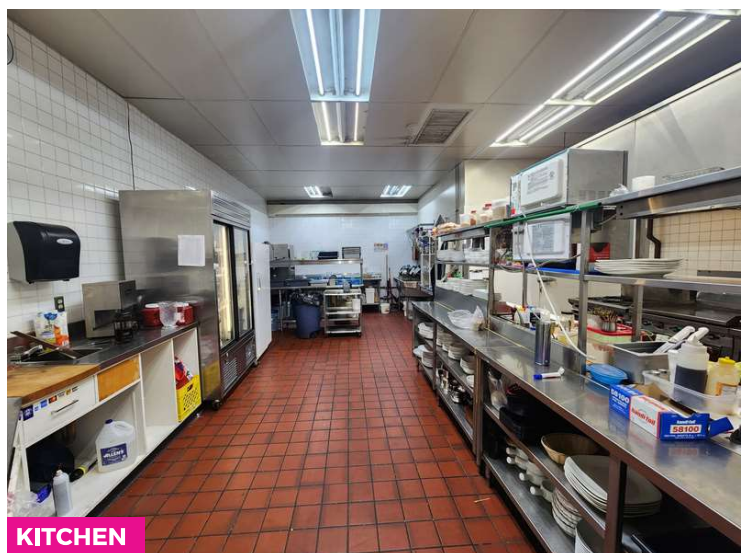
BAR / LOUNGE



BANQUET ROOM



KITCHEN



KITCHEN





**AICRE**  
COMMERCIAL

55 + 71 SUPERIOR STREET  
FOR SALE



## AUTO SHOP

<b>TOTAL SIZE:</b>	2,000 SF (+/-)
<b>YEAR BUILT:</b>	2005
<b>LEASED:</b>	Yes - Japan Canada Motors *Lease details available with a signed CA
<b>BUSINESS TYPE:</b>	Import car sales
<b>LOADING:</b>	5 Grade loading doors
<b>DRIVE-THROUGH BAYS:</b>	Yes - 2







## BUSINESS INCENTIVES

- Devon's pro-business stance offers no business tax
- Highway Commercial zoning allows for a variety of uses
- Strategically positioned to accommodate the growing residential, commercial and industrial communities
- Close proximity to major transportation routes and a short commute to the capital city. Only minutes to the Edmonton International Airport and Nisku Industrial Park



Highway 60 North:	13,700	(+/-) VPD
Highway 60 South:	13,500	(+/-) VPD
Highway 19:	9,180	(+/-) VPD

## AMENITIES

- Devon Golf & Conference Centre
- University of Alberta Botanic Gardens
- Leduc #1 Energy Discovery Centre
- Lions Campground
- Voyageur Park
- Community recreation center
- Hockey rink
- K - 12 Education
- High-speed fiber optic internet
- Public pool
- Personal services
- Financial services
- Restaurants
- Local and national retailers



**Average household income of \$82,788**  
**24.4% of households earn \$60 - \$100K**  
**26.0% of households earn < \$100,000**



**57,854 Residents**  
**146,825 Daytime Population**  
**3.2% Growth (2016-2022)**  
**9.2% Projected Growth (2022-2027)**

Erin Oatway  
 Partner / Associate  
 780-218-7585  
 erin@aicrecommercial.com

Jim McKinnon  
 Broker / Partner  
 780-719-8183  
 jim@aicrecommercial.com

aicrecommercial.com





# DEVON

55 + 71 SUPERIOR STREET  
FOR SALE



Erin Oatway  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

Jim McKinnon  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com

[aicrecommercial.com](http://aicrecommercial.com)







## THRIVING PROVINCE

- Alberta is one of Canada's fastest economically growing provinces and is forecasted to have the country's strongest comeback this year on improved commodity prices
- Alberta has some of the lowest taxes in North America – no provincial sales tax, no payroll tax, no health care premiums, and some of the lowest corporate income taxes in Canada
- Net migration increased by 206.9% year to date with over 52,000 people moving to Alberta

## DRIVE TIMES - MAJOR HIGHWAYS

<b>SOUTHWEST EDMONTON ANTHONY HENDAY (HIGHWAY 216)</b>	15 MIN
<b>HIGHWAY 60</b>	1 MIN
<b>HIGHWAY 19</b>	1 MIN
<b>QEII HIGHWAY</b>	15 MIN
<b>HIGHWAY 39</b>	10 MIN

## DRIVE TIMES - LOCATIONS

<b>EDMONTON INTERNATIONAL AIRPORT (EIA)</b>	18 MIN
<b>WINDERMERE - EDMONTON</b>	20 MIN
<b>NISKU</b>	17 MIN
<b>LEDUC</b>	20 MIN
<b>RABBIT HILL SNOW RESORT</b>	15 MIN
<b>ACHESON</b>	18 MIN
<b>SPRUCE GROVE</b>	23 MIN