

# HOTEL FOR SALE

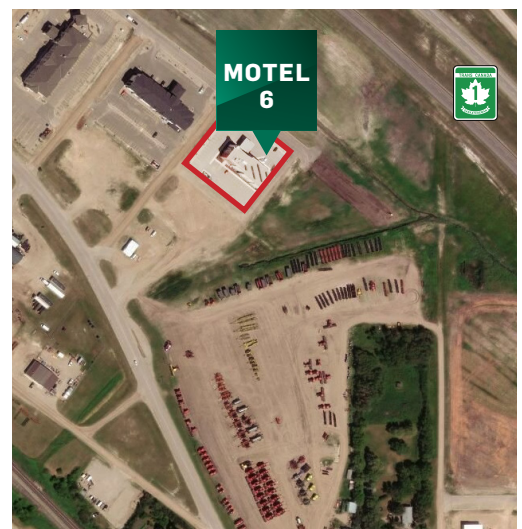


## 405 OGILVIE STREET, MOOSOMIN SK



Constructed in 2012, this perfectly-situated hotel has 76 guest rooms of which 16 have full kitchenettes. Built on three acres, the site has abundant parking, a gym and a small breakfast service. Located in the heart of Moosomin, Motel 6 is close to all the amenities the guests will need to enjoy their trip. Another feature that sets the property apart is the use of solar-powered technology; the hotel's green status is maintained with 30 solar panels on the roof that heat the water for the building. There is also motion-activated lights to conserve energy, and the landscaping uses recycled rubber chips to save the water of maintaining a lawn.

Geographically-located between the oil and gas activity to the south in the Estevan area and the Rocanville potash mine (one of the largest potash reserves in Canada), this motel is also located on the Trans Canada highway providing thousands of seasonal and weary travellers an ideal resting stop.

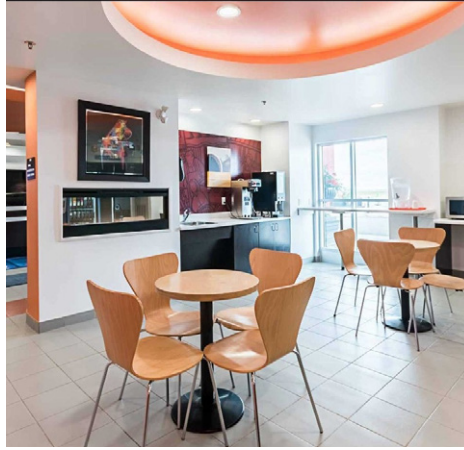
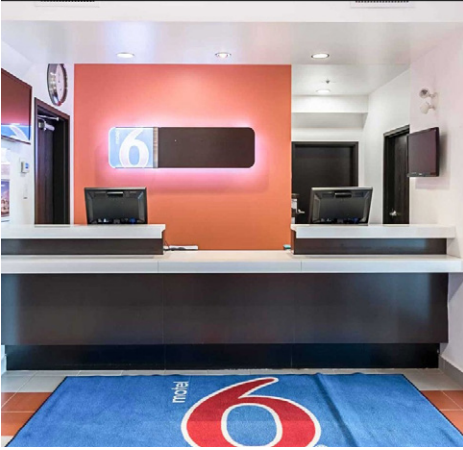


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# HOTEL FOR SALE



VIEW FROM SOUTH



VIEW FROM NORTH

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## PROPERTY PROFILE

### AVAILABLE FOR SALE

±2.97 acres with ±32,760 SF hotel

### SALE PRICE

**REDUCED: \$7,900,000**

### EBITDA

\$638,722 (2022): further financial details can be released with an executed Confidentiality Agreement.

### TAXES

\$81,392.16 2021

### HOTEL HIGHLIGHTS

- 76 total guest suites; 16 suites with full kitchens
- Fitness gym
- Banquet facility
- Breakfast service for guests
- Motion-activated lights and solar rooftop panels
- Landscaped with recycled rubber chips to reduce water consumption

### AWARDS

This Motel 6 is a franchise location of Realstar Hospitality, and is the recipient of the 2020 Canadian Property of the Year award presented by G6 Hospitality. This prestigious award is given to the property with outstanding quality scores over the past fiscal year, with a focus on guest relations, staff friendliness and room cleanliness, as well as excellent year-over-year revenue and sales growth.

### AVERAGE DAILY RATE

\$126

### OCCUPANCY RATE

56%

### YEAR BUILT

2012

### LAND DETAILS

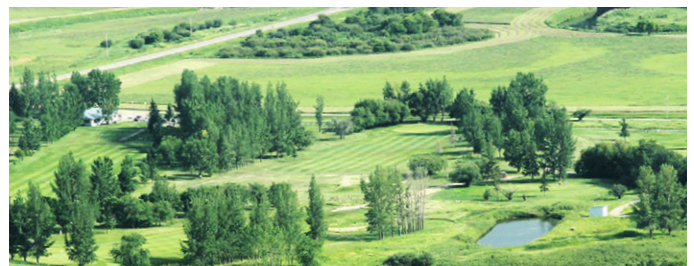
- Two miles from Rocanville Potash Mine (\$1.7 billion site expansion in 2019)
- Visible from TransCanada Hwy #1

### LEGAL DESCRIPTION

Surface Parcel 166064193

### ZONING

C2 - Commercial District



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## TOWN FACTS (2016 CENSUS)

Population	<b>2,743</b>
Labour Force	<b>1,450</b>
Businesses	<b>506</b>
Median Household Income	<b>\$69,056</b>

Moosomin is a thriving, regional centre for about 16,000 people locally, and there are about 35,000 people who live within a one-hour drive of Moosomin.

## BUSINESS & TOURISM

- Moosomin Communiplex
- Conexus Convention Centre
- Nutrien Sportsplex
- Moosomin Regional Park
- Pipestone Hills Golf Club
- Moosomin Swimming Pool
- Lloyd Bradley Ball Park
- Moosomin & District Regional Museum
- Rocanville Potash mine
- Moosomin Dodge
- Rocky Mountain Equipment
- Mazergrupp New Holland
- Dairy Queen
- Tim Hortons
- Home Hardware
- KFC
- A&W
- Subway
- TJs Pizza
- Pharmasave
- RBC Royal Bank
- Conexus Credit Union
- Scotia Bank



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### SALES & LEASING DOWNTOWN

275 1ST AVENUE N  
SASKATOON, SK S7K 1X2  
P: 306.664.6116  
F: 306.664.1940

### PROPERTY MANAGEMENT DOWNTOWN

100 – 261 1ST AVENUE N  
SASKATOON, SK S7K 1X2  
P: 306.664.6118  
F: 306.664.1940

### SALES & LEASING NORTH

840 48TH STREET E  
SASKATOON, SK S7K 3Y4  
P: 306.933.2929  
F: 306.931.0882

### SALES & LEASING PROPERTY MANAGEMENT

200 – 1055 PARK ST  
REGINA, SK S4N 5H4  
P: 306.721.6116  
F: 306.721.1940

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