

COURT-ORDERED SALE

VERSANTE HOTEL

8499 BRIDGEPORT ROAD
RICHMOND, BC

Rare opportunity to acquire a well-appointed, luxury boutique hotel just minutes from Vancouver International Airport



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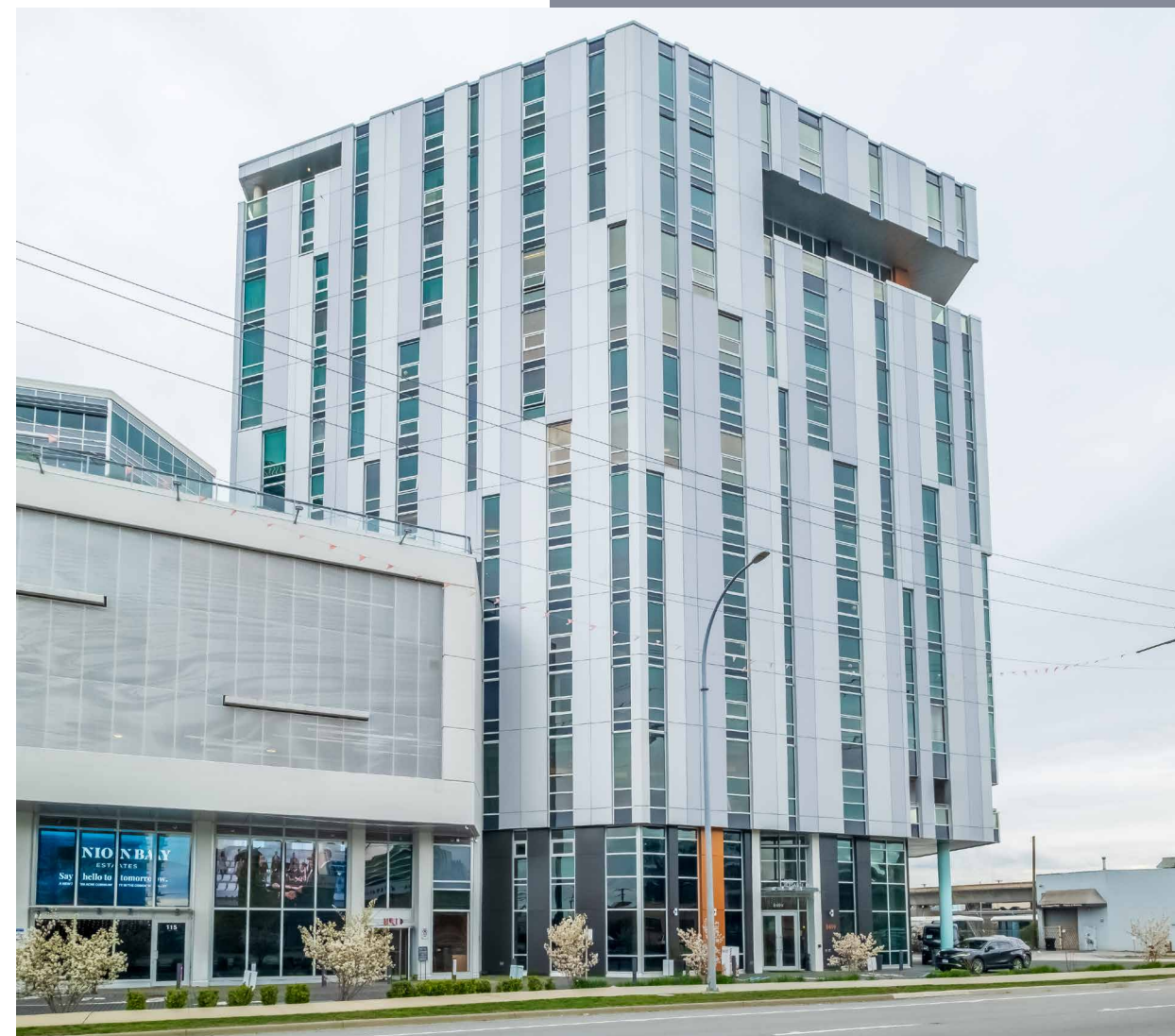
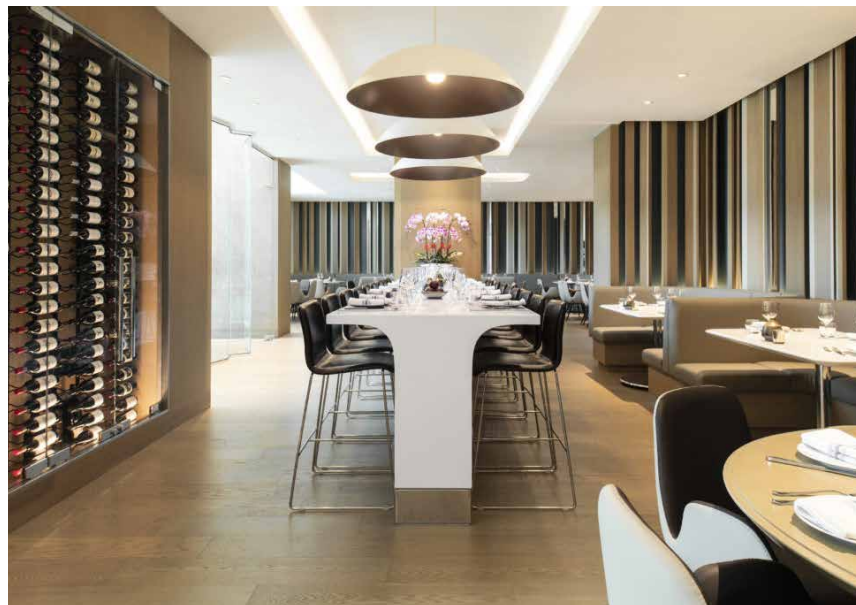
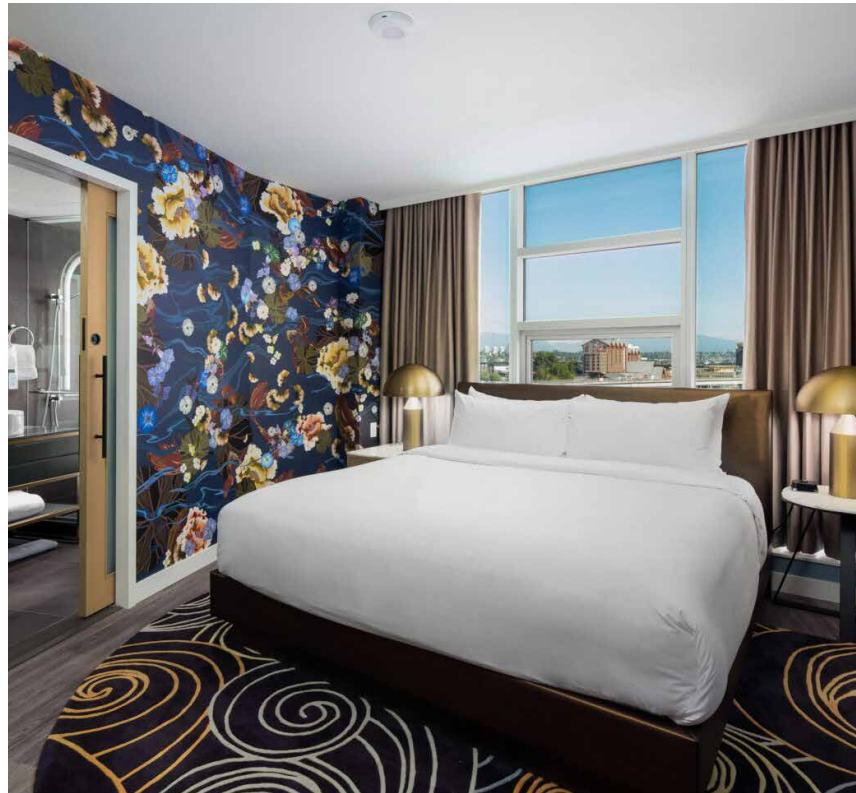
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**AVISON
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COURT-ORDERED SALE VERSANTE HOTEL



Prime location minutes from Vancouver International Airport (YVR) and Richmond City Centre



Highly accessible property via Canada Line, Highway 99, or airport shuttle



Brand-new, boutique hotel with a mix of room types to cater to different traveller segments



Luxurious finishes with highest quality fixtures, furniture, and décor throughout



Best-in-class amenities, including fitness centre, rooftop pool, event space, and food and beverage outlets



Robust demand for hotel rooms from business and leisure travellers in Metro Vancouver



Critical lack of hotel room supply with minimal development pipeline

NAME
Versante Hotel

ADDRESS
8499 Bridgeport Road, Richmond, BC

PIDS
030-795-851, 029-611-598

YEAR OPENED
July 2021

ROOMS
100 (including 15 suites)

MANAGEMENT COMPANY
Trilogy Hotel Management (Richmond) Ltd.

OWNERSHIP STATUS
Air space parcel

MEETING SPACE
Nearly 8,000 sf of event space across eight rooms

BUILDING AMENITIES
Fitness centre, rooftop pool, airport shuttle service, pet-friendly rooms, Alaia (penthouse lounge and event space)

FOOD & BEVERAGE
Bruno restaurant (4,566 sf)

PRICING GUIDANCE
\$98,000,000



Room Type	# of Keys
Icon	9
Accessible King	3
Superior King	18
Deluxe King	17
Queen	20
Deluxe Corner	18
Deluxe Corner Suite	5
Executive Suite	4
Signature Suite	4
CHIL Suite	1
Versante Suite	1
Total	100

BUILDING FEATURES

- 24-hour fitness studio
- Complimentary airport shuttle
- Valet parking
- Complementary bicycle rental
- Room service
- Free high speed wi-fi
- Heated outdoor rooftop Pool
- Conference facilities and event spaces
- 24 hour front desk
- Meeting rooms
- Pet friendly
- Rainforest showers
- Freestanding soaker tubs
- 55" flatscreen TV
- In-room Nespresso machine
- Heated flooring
- Floor to ceiling View Smart Windows
- Air conditioning
- Housekeeping

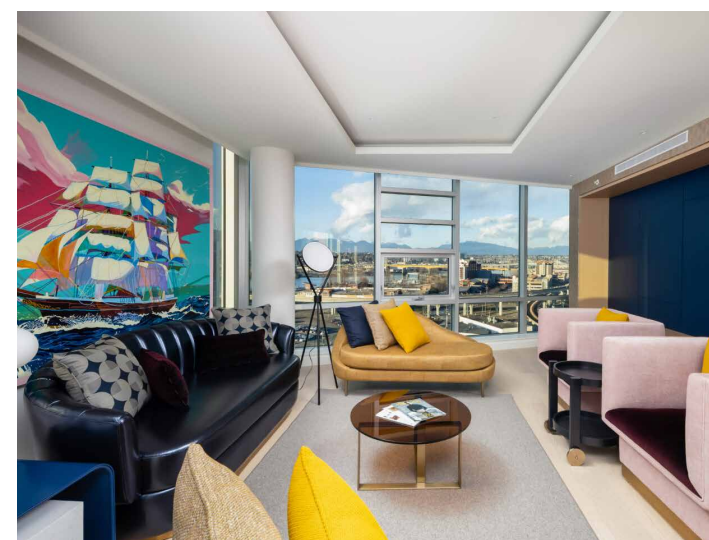
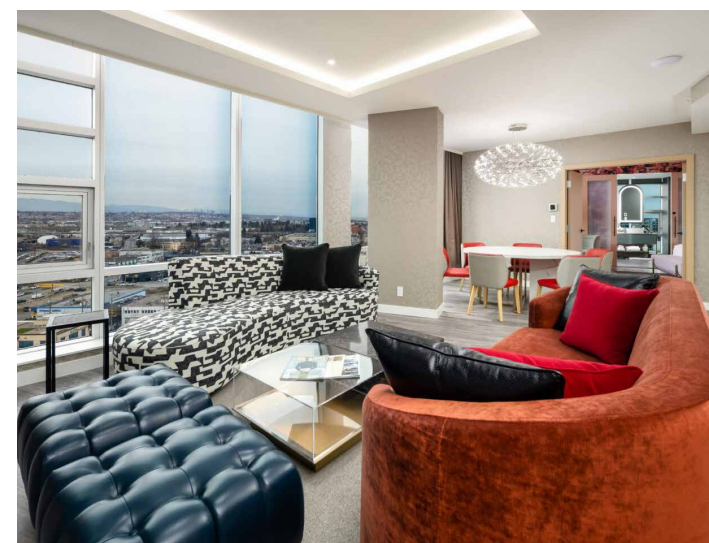
EXCELLENT REVIEWS

4.5
425 reviews
TripAdvisor Rating

9.0 **Wonderful**
795 reviews
Booking.com Rating

Versante Hotel
4.7 417 Google reviews
Google Reviews

9.4 **Exceptional**
907 reviews
Expedia.ca



HIGHLY ACCESSIBLE LOCATION



8 MINUTES to Bridgeport Station Canada Line
3 MINUTES to Richmond Night Market
12 MINUTES to No. 3 Road shopping



From Bridgeport Station:
Richmond-Brighthouse Station - **6 MINUTES**
YVR International Airport - **7 MINUTES**
Downtown Vancouver - **18 MINUTES**
Tsawwassen Ferry Terminal - **36 MINUTES** (#620 bus)



Drive times:
YVR Airport - **4 MINUTES**
Downtown Vancouver - **15 MINUTES**
US border - **35 MINUTES**
Whistler - **2 HOURS**



VANCOUVER INTERNATIONAL AIRPORT

DOWNTOWN VANCOUVER

RIVER ROCK CASINO

BRIDGEPORT CANADA LINE STATION

INTERNATIONAL TRADE CENTRE

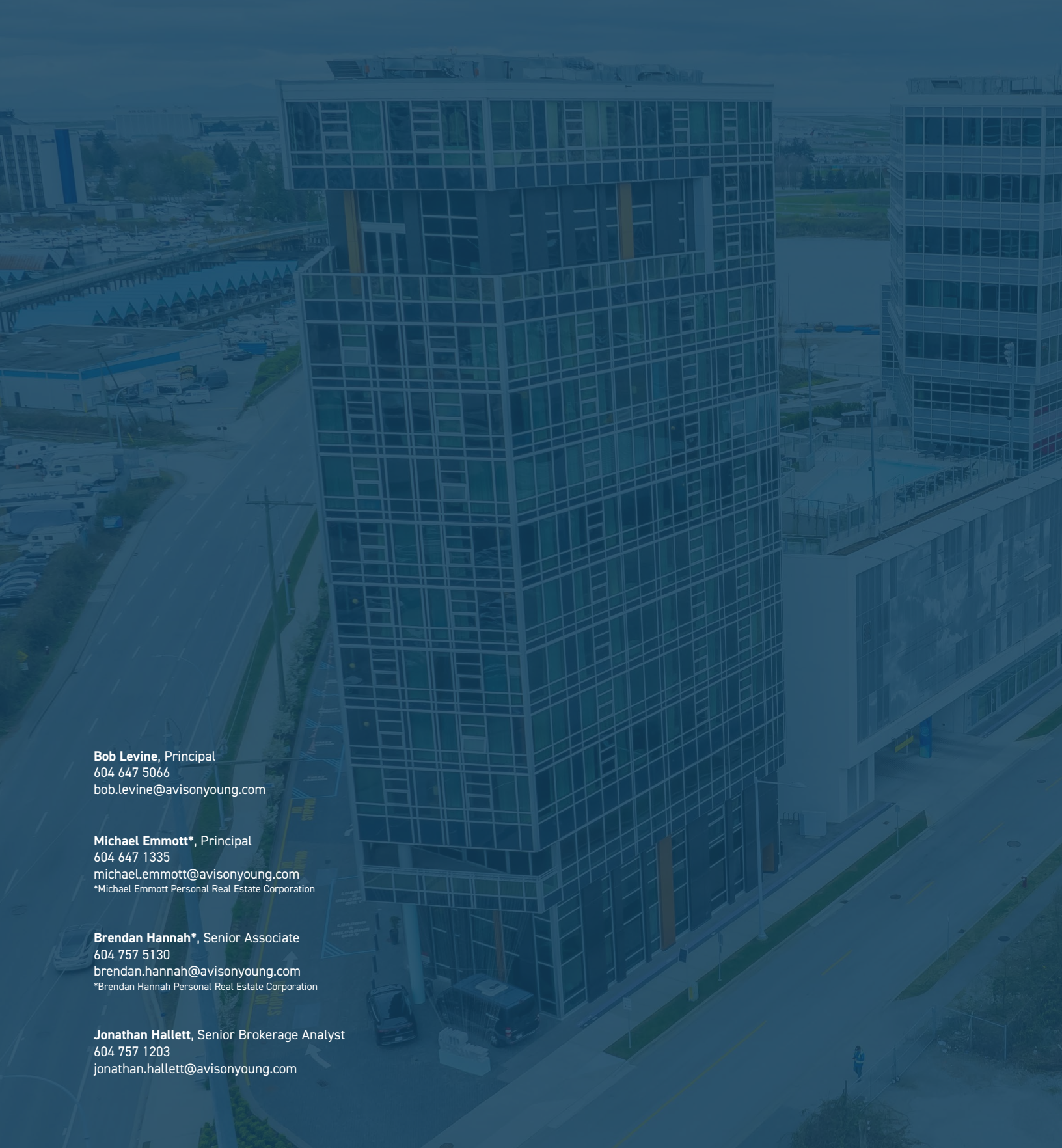
RICHMOND NIGHT MARKET

BRIDGEPORT ROAD

WEST ROAD

HIGHWAY 99

Versante HOTEL
AMTD IDEA



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