

AVISON  
YOUNG

FOR SALE

11724 100 Street, Grand Prairie, AB



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GRAND PRAIRIE, AB

# Anavada Inn & Suites



**ADDRESS**  
11724 100 Street, Grand Prairie, AB

**TITLE NUMBER**  
232052618

**LINC NUMBER**  
0011237609

**LEGAL DESCRIPTION**  
P881TR L:3

**YEAR BUILT**  
1980

**SITE SIZE**  
1.3 Acres / 56,726 sf

**ZONING**  
CA Arterial Commercial

**AREA STRUCTURE PLAN DESIGNATION**  
Not within ASP plan boundary

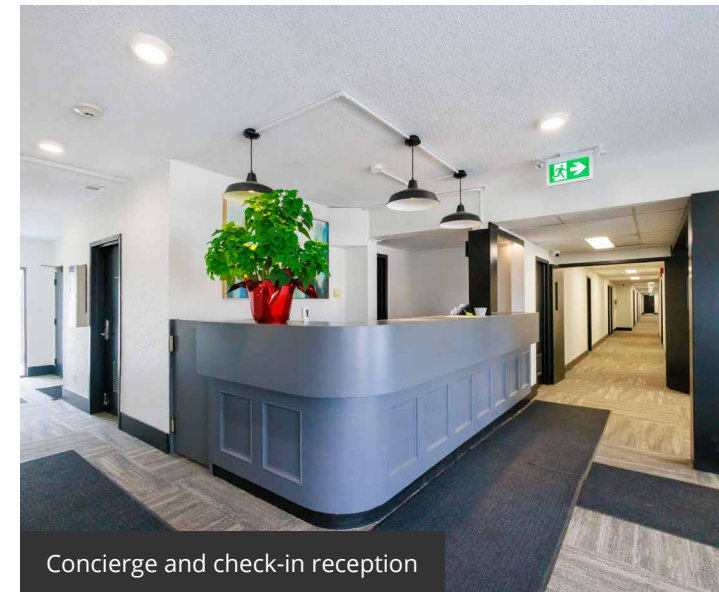
**GUEST ROOMS**  
80

**PARKING**  
Surface

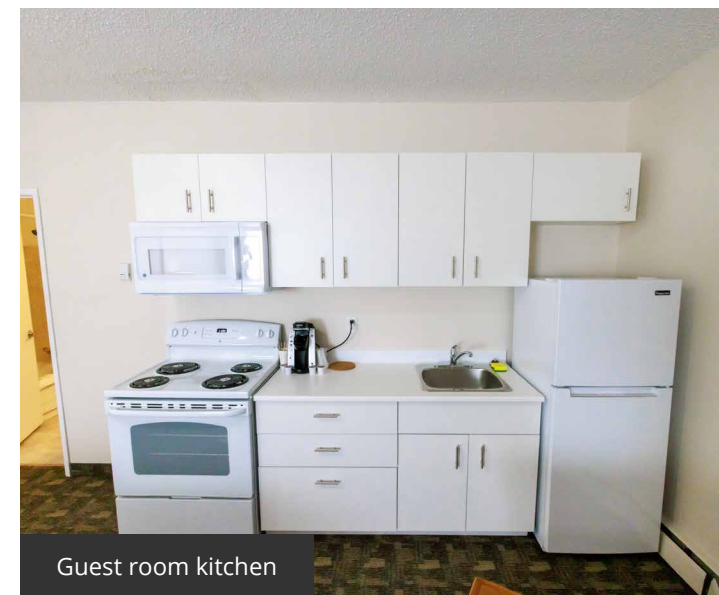
**FINANCING**  
Treat as clear title

**OWNERSHIP STATUS**  
Asset sale

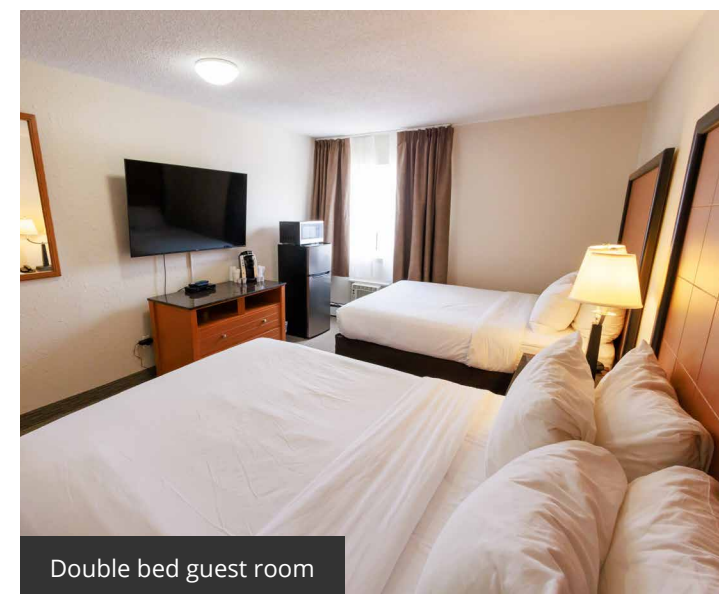
**PRICING GUIDANCE**  
\$5,500,000 (\$68,750)



Concierge and check-in reception









Guest room kitchen












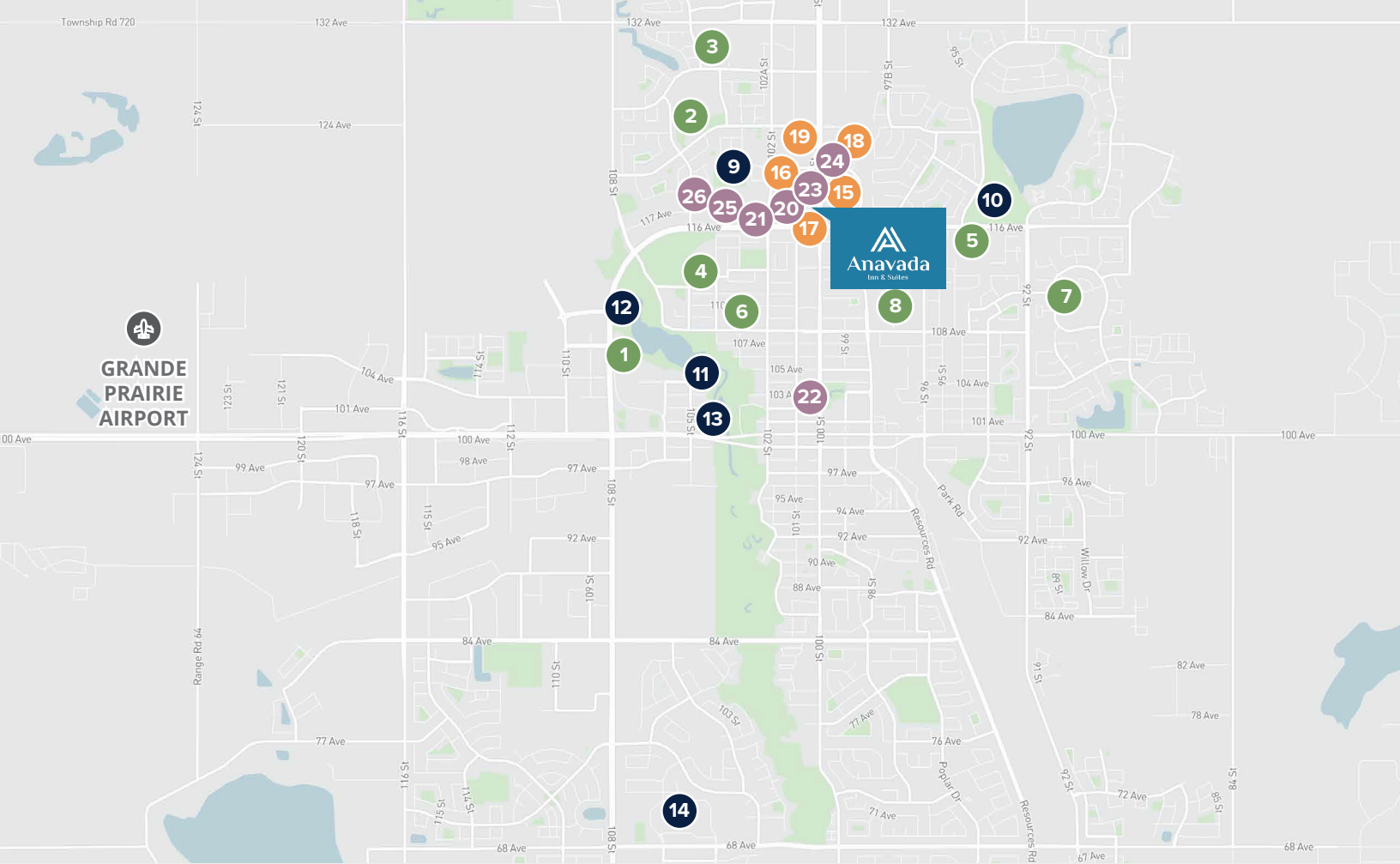
Double bed guest room

## PROPERTY FEATURES

-  80 fully renovated and newly furnished guest rooms
-  Excellent property condition with no immediate capital improvements needed
-  New boiler (2022)
-  New roof (2022)
-  Decommissioned pool on-site (can be reinstated | can be converted to fitness/spa amenity and remaining as restaurant/café)
-  Coin-operated laundry room with vending and ice machines

## SUITE AMENITIES

-  Fully furnished
-  Key card secure entry
-  Electric baseboard heating
-  In-suite A/C units
-  Flat-screen TVs with cable and streaming services
-  Select units have complete kitchens with microwave, stove-top oven, fridge, and freezer
-  In-suite Keurig coffee machines with complimentary coffee and sides
-  Mini-bar fridge
-  Standing tub showers with ventilated fan in washrooms



### EDUCATION

1. Northwestern Polytechnic
2. Roy Bickel Public School
3. St. Catherine Catholic School
4. Grand Prairie Composite High School
5. Crystal Park School
6. Avondale School
7. Holy Cross Catholic School
8. St. Clement Catholic School

### PARKS & ATTRACTIONS

9. Head and Salmond Family Park
10. Crystal Lake Park
11. Borstad Point
12. Grande Prairie Rotary Campground
13. Grande Prairie Museum & Heritage Village
14. Eastlink Centre

### SHOPPING AND SERVICES

15. Prairie Mall Shopping Centre
16. Bullets & Broadheads Shooting Center
17. Ernie's Sports Experts
18. Edward's Factory Outlet
19. Ken Sargent GMC Buick

### RESTAURANTS AND CAFÉS

20. Prairie Sushi Restaurant
21. MR MIKES Steakhouse
22. Tim Hortons
23. McDonalds
24. Arby's
25. Pho House
26. Agnee Indian Kitchen

## Contact for more information

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