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# **CANADAS BEST VALUE INN & SUITES**

MOTEL OPPORTUNITY IN KAMLOOPS, BC

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**1390 COLUMBIA ST KAMLOOPS V2C 2W8**



## **MOTEL OPPORTUNITY**

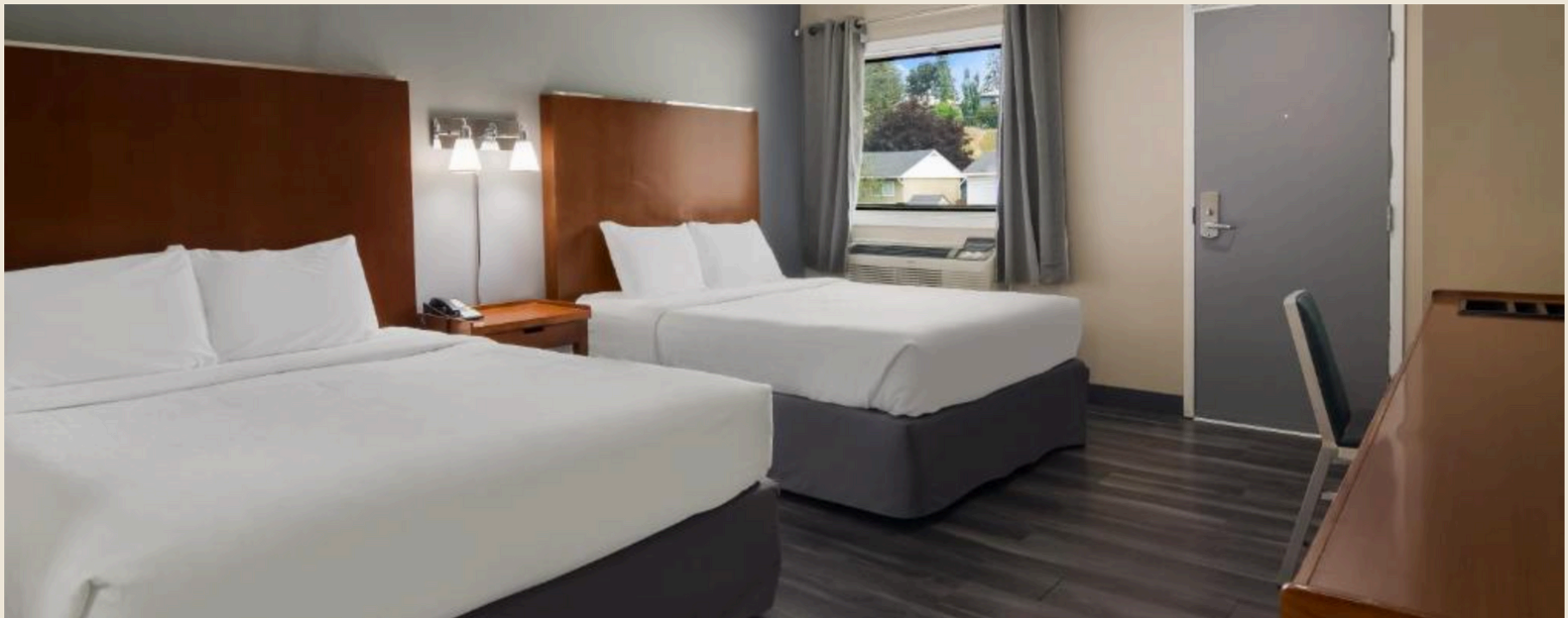
### **TURNKEY INVESTMENT OPPORTUNITY IN KAMLOOPS, BC!**

The franchise motel Canadas Best Value Inn & Suites features a recently renovated with 51 guest rooms and suites, strategically located closeby the intersection of Highways #1 and #5. Just minutes from major amenities, transportation, and local attractions, it boasts a proven rental history and stable cash flow. Situated on 1 acre of land with approximately 4,000 sq. ft. of buildable area, this property is fully prepared for immediate operation. A ready-to-go investment for savvy buyers. NDA required for financial details.



## PROPERTY HIGHLIGHT

- Guest rooms: 51
- Land: 46,740 sq. ft.
- Restaurant: leased
- Rooms: updated within the last 4 years
- Building exterior: painted in 2021
- Restaurant roof: replaced in 2024
- Franchise: Canadas Best Value Inn



## ASKING PRICE

**\$6,800,000**



# WHY THIS LOCATION PERFORMS WELL

## **STRONG AND GROWING LOCAL MARKET**

Kamloops city population was 104,460 as of 2025 and the metro area has continued to grow, supporting steady domestic demand for short- and medium-term lodging. [www12.statcan.gc.ca](http://www12.statcan.gc.ca)

## **YEAR-ROUND TOURISM ANCHOR (MOUNTAIN & OUTDOOR)**

Kamloops is a gateway to major outdoor destinations (river recreation, hiking and mountain-biking trails) and is the nearest city to Sun Peaks Resort — a high-traffic ski and mountain-activity hub that brings both winter and summer visitors. This drives seasonal demand spikes and group bookings. [tourismkamloops.com](http://tourismkamloops.com)

## **EVENTS, CONVENTIONS AND SPORTS DRAW**

The Sandman Centre hosts concerts, trade shows, sporting events and conventions (6,000+ seating / exhibition space), producing frequent event-driven hotel demand and higher weekend occupancy. [kamloops.ca](http://kamloops.ca)

## **STABLE INSTITUTIONAL & BUSINESS TRAVEL**

Thompson Rivers University is a major local employer and economic driver (TRU supports a large share of regional jobs), generating regular demand from visiting academics, students' families, contractors and short-stay business travellers. [tru.ca](http://tru.ca)

## **HEALTHCARE & LONG-STAY CORPORATE DEMAND**

Royal Inland Hospital is a tertiary referral centre in Kamloops; hospital staff, visiting specialists, patients' families and contractors produce steady mid-week and extended-stay demand. [Interior Health](#)

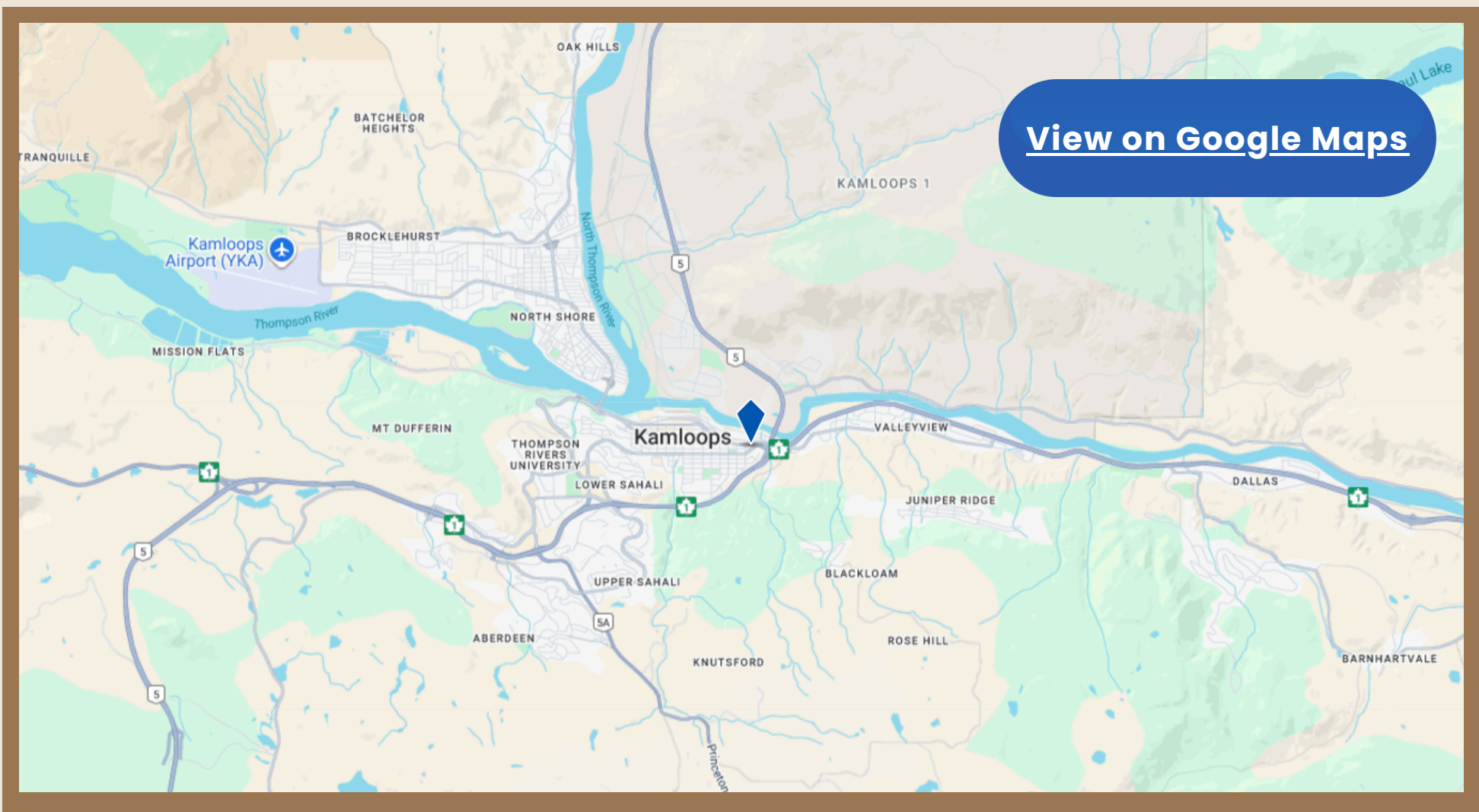
## **EXCELLENT TRANSPORT LINKS**

Kamloops is well connected by the Trans-Canada corridor and is within a short drive of Kamloops Airport (frequent regional flights), making the property convenient for both drive-market travellers and air arrivals. [Rome2Rio+1](#)

## **DIVERSE DEMAND MIX**

The market supports a healthy mix: leisure travellers, ski/resort overflow, event attendees, hospital & university visitors, resource/forestry/contract workers and highway stopovers — which helps smooth occupancy across seasons and reduces reliance on any single demand source. [ka](#)





## CONTACT

- TOP 1st Commercial Agent Award 2024, Sutton Group- RIFO
- TOP 1% Regal Award 2024, Sutton Group- RIFO
- Top 10% Realtor, DIAMOND MASTER Medallion Club, 16 years, 2007-2023, Greater Vancouver Realtors

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**DISCLAIMER** - Jay Choi and Sutton Group - 1st West Realty have made every effort to ensure the accuracy of the information provided, including materials received from the seller and information gathered from many sources. However, they assume no responsibility for any inaccuracies in the material. Buyers are advised to conduct their own due diligence, in consultation with their lawyer, accountant, or other professionals, to verify all details thoroughly.

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