



FOR SALE RADISSON AND PARK INN BY RADISSON

7118 & 7120 Sparrow Drive, Leduc, AB

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RADISSON HOTEL

Call Listing Agent	2.50 Acres	106
Purchase Price	Lot Size	Number of Rooms
	\$88.70	
	ADR	

PROPERTY DESCRIPTION

Municipal Address:	7120 Sparrow Dr, Leduc, AB T9E 8A5
Legal Description:	Plan 1325166 Block 1 Lot 2A
Year Built:	2014
Parking Area:	Ample site parking

PARK INN BY RADISSON

Call Listing Agent	1.45 Acres	86
Purchase Price	Lot Size	Number of Rooms
	\$84.23	
	ADR	

PROPERTY DESCRIPTION

Municipal Address:	7118 Sparrow Dr, Leduc, AB T9E 8A5
Legal Description:	Plan 1325166 Block 1 Lot 2B
Year Built:	2016
Parking Area:	Ample site parking



RADISSON HOTEL

Room Mix

- Total Rooms: 106
- 49 Standard King rooms
- 20 Standard Queen rooms
- 14 Business King rooms
- 7 Business Queen rooms
- 4 Executive Suites
- 4 Premium Suites
- 4 Junior Suites
- 2 Queen Handicap accessible rooms
- 1 King Handicap accessible room
- Commercial Tenants
 - Lumberjacks Restaurant
 - Herts Car rental

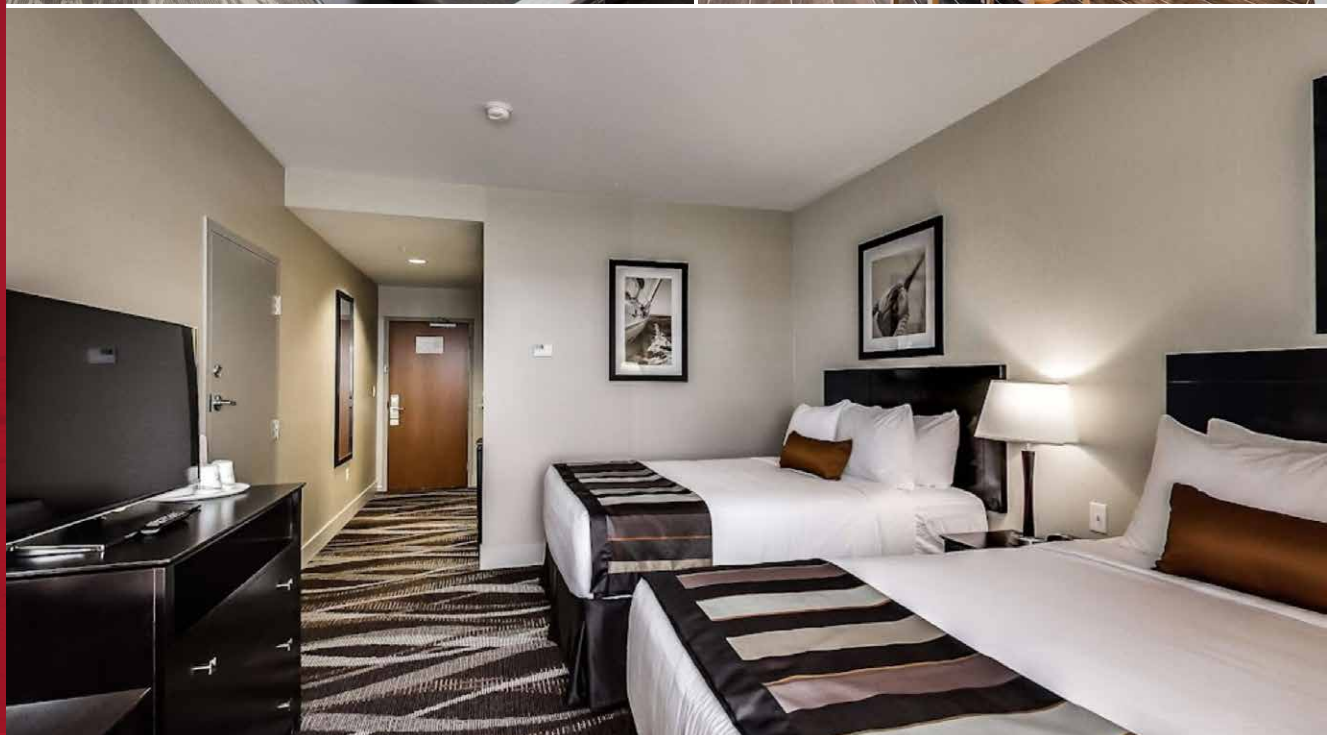
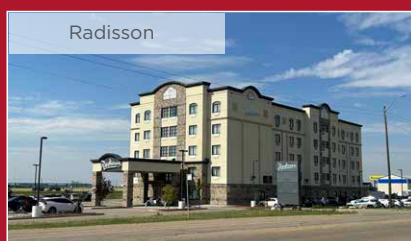
Amenities

- Complimentary airport shuttle
- Fitness center
- Full-service Lumberjacks restaurant and bar
- Room service
- Conference Centre including three meeting rooms.
- Whistler Room-100-person capacity
- Jasper Room- 25-person capacity
- Banff Room-20-person capacity

Number of Rooms on Each Floor

- 1st floor: 12
- 2nd floor: 22
- 3rd floor: 24
- 4th floor: 24
- 5th floor: 24

DEMOGRAPHICS



POPULATION

3km	5km
3,273	23,431



AVERAGE INCOME

3km	5km
\$81,371	\$109,900



HOUSEHOLDS

3km	5km
1,336	9,020



VEHICLES PER DAY
 23,810 on Airport Road
 6,400 on Sparrow Drive
 84,000 on Queen Elizabeth II Hwy

PARK INN BY RADISSON

Room Mix

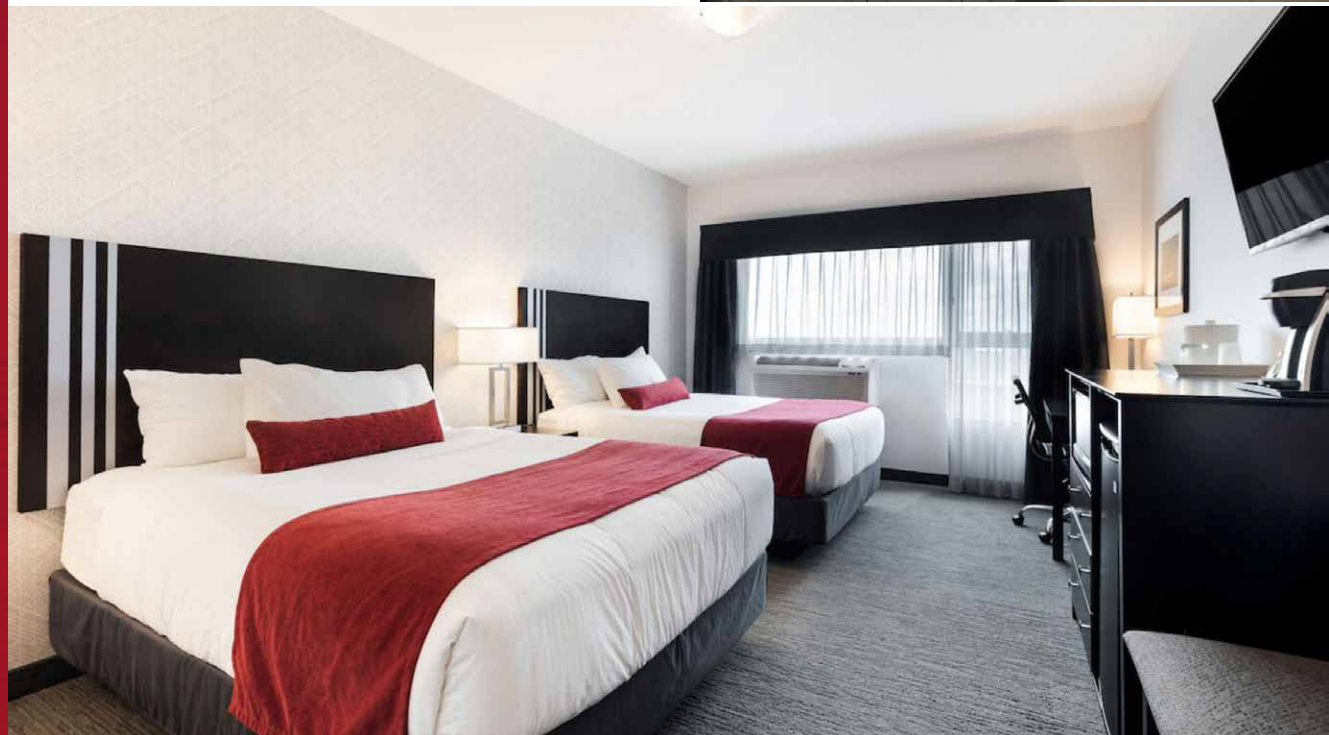
- Total Rooms: 86
- 34 Standard King rooms
- 7 Standard Queen rooms
- 21 Standard two Queen rooms
- 3 Extended stay two Queen Kitchenettes
- 16 Extended stay King Kitchenettes
- 3 One Queen accessible rooms
- 2 Kind whirlpool jacuzzi suites
- 1 Accessible Room per floor

Amenities

- On-site guest laundry facilities
- Complimentary shuttle services to and from the Edmonton International Airport
- Complimentary hot breakfast from 6:30 am - 10:30 am daily
- Business Centre including two computers & printers
- Fully equipped gym including cardio, circuit machines and free weights


Number of Rooms on Each Floor

- First Floor: 15
- Second Floor: 23
- Third Floor: 24
- Fourth Floor: 24



DEMOGRAPHICS



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