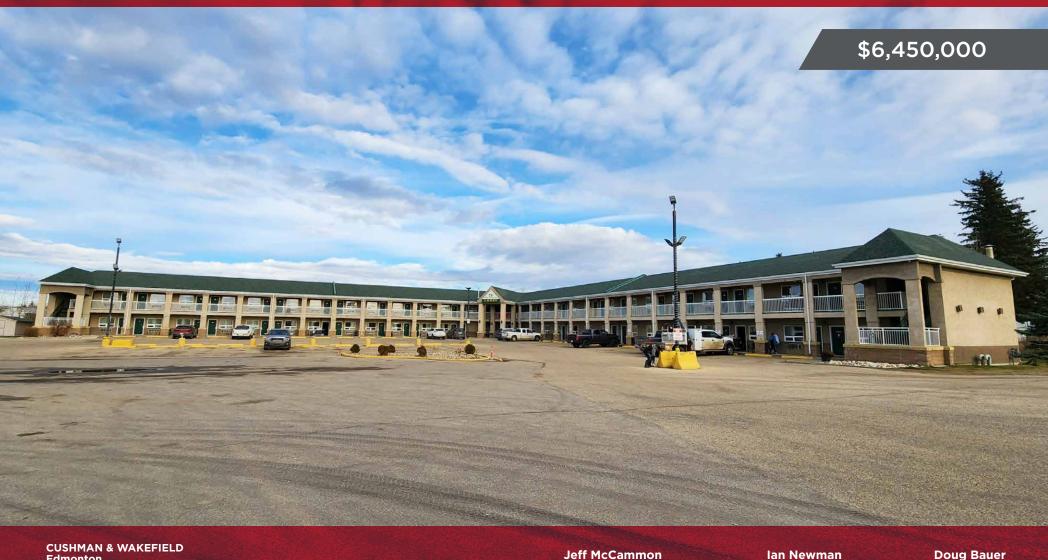
FOR SALE WESTERN VALLEY INN



5402 Highway Street, Valleyview, AB



CUSHMAN & WAKEFIEL Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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THE OPPORTUNITY

- Well located 50-unit motel with stand alone restaurant
- Stable income with numerous long term contracts











PROPERTY DETAILS

MUNICIPAL ADDRESS 5402 Highway Street, Valleyview, AB

LEGAL DESCRIPTION 421KS, Lot P

ZONINGHighway Commercial

BUILDING SIZE ± 33,040 SF (Motel) ± 2,100 SF (Restaurant)

BUILT 2007 (Motel) 2010 (Restaurant)

ASKING PRICE \$6,450,000

PROPERTY TAX \$33,876.11

PROPERTY TAX ASSESSMENT \$1,723,000

PARKING AREA 80 Paved Parking Stalls

LOT AREA ± 3.39 Acres

COMMENTS

- 5 single king rooms
- 23 double queen rooms
- 11 single queen rooms with kitchenette
- 6 double queen rooms with kitchenette
- 2 executive suites with king beds
- 3 family suites with king bed
- 50 total rooms
- All rooms have through-wall packaged terminal air conditioner (PTAC) units
- 80 paved parking stalls
- · Excess land for future development





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