



8708 - 101 ST.
FORT SASKATCHEWAN,
ALBERTA

Please Contact Us:

Presented by:
Preferred Commercial
Richard Seguire
403.615.8874
rseguire@preferredcommercial.ca

Listed by:
Promax Realty Ltd.
Henry Pylvainen

HIGHLIGHTS & FEATURES

- 92 Guest Rooms within a four - story structure building
- Completed in 2012
- Room mix includes 16 single rooms, 2 double rooms, 48 kitchenettes, and 4 king suites. Largest size and highest quality rooms
- Common area amenities include meeting rooms, entertainment room, breakfast room/restaurant, virtual golf room, exercise room and a steam room

Richard Seguire, BROKER

CELL: 403.615.8874 OFFICE: 403.460.3311 EMAIL: rseguire@preferredcommercial.ca

preferredcommercial.ca



Site Features

- > 1.87 acre site allows paved and energized parking for 97 vehicles
- > Visibility to Highway 15 - one of the primary highways within Central Edmonton
- > C2 - vehicle oriented commercial district, land use designation
- > Adjacent to the highest quality retail within the city and the Fort Saskatchewan Hospital
- > Access from 101st Street, which has a light controlled access to Highway 15

Sale Information

- > List Price of \$11,800,000.00
- > \$128,260 / room

Financial Background

- > Gross room revenue of \$2,401,537 - 2014
- > Gross room revenue of \$2,314,513 - 2015

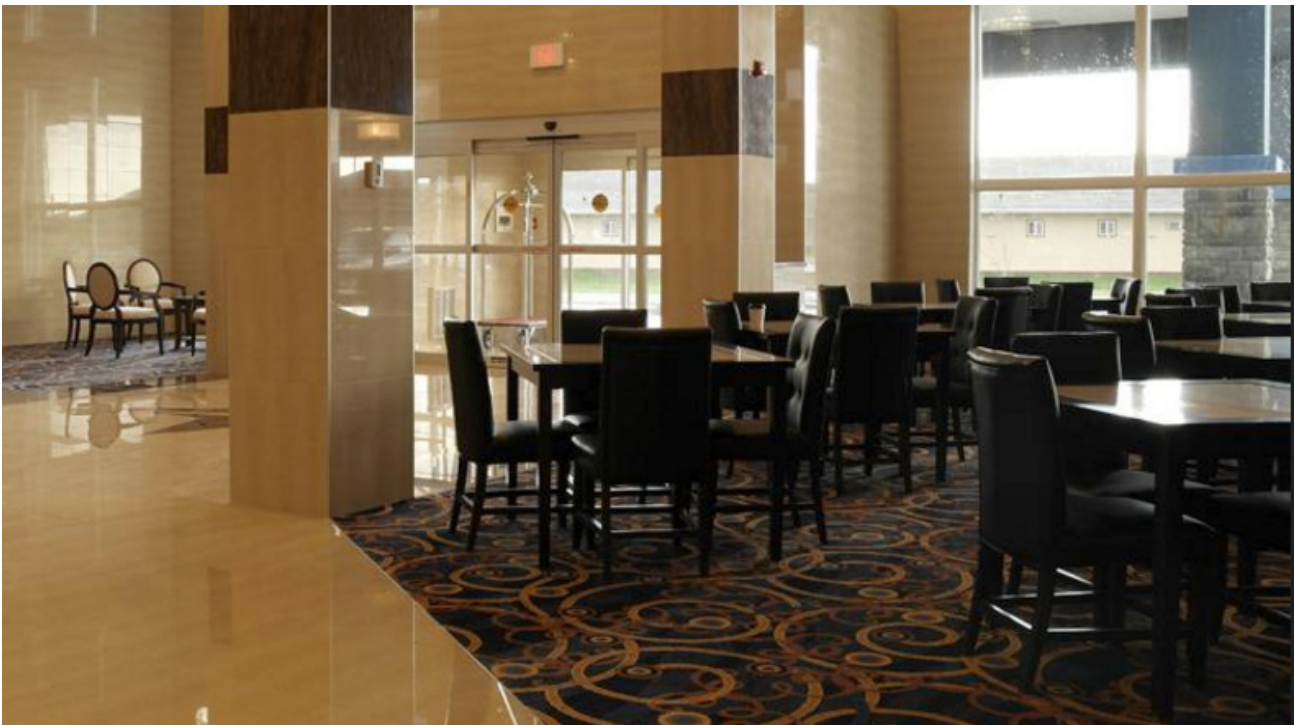
Richard Seguire, BROKER

CELL: 403.615.8874 OFFICE: 403.460.3311 EMAIL: rseguire@preferredcommercial.ca

preferredcommercial.ca

Town Information

- > Located in Metropolitan Edmonton - a population of 1,328,290 (2014)
- > Fort Saskatchewan - a population of 24,040 (2015)
Contiguous with the perimeter of the City of Edmonton
- > Corporations with major operations in the area that includes: Shell Canada, Dow Chemical, Sherritt International, and Agrium
- > Further major petrochemical projects pending and underway for the area



Richard Seguire, BROKER

CELL: 403.615.8874 OFFICE: 403.460.3311 EMAIL: rseguire@preferredcommercial.ca

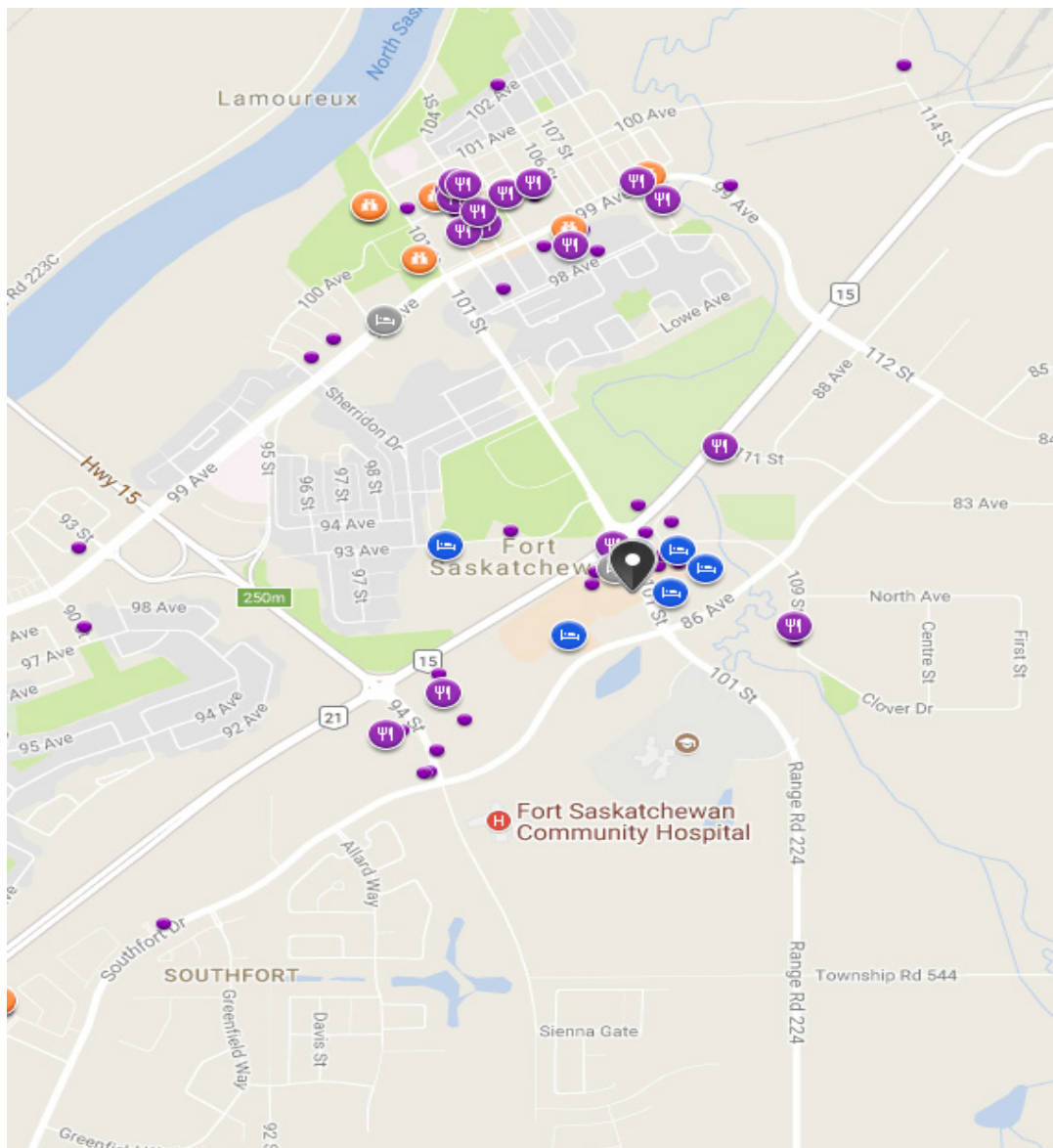
preferredcommercial.ca



Richard Seguire, BROKER

CELL: 403.615.8874 OFFICE: 403.460.3311 EMAIL: rseguire@preferredcommercial.ca

preferredcommercial.ca



Richard Seguire, BROKER

CELL: 403.615.8874 OFFICE: 403.460.3311 EMAIL: rseguire@preferredcommercial.ca

preferredcommercial.ca