



## Days Inn & Conference Centre 5750 -50 Street, Leduc, Alberta

- Centrally located within the City
- High occupancy and fantastic profit centre
- Three food service areas of 20,000 sq/ft (Lounge, Restaurant, Breakfast area and Conference area)
- Non-combustible Building
- Completely renovated in 2007
- CRU building 4,500 sq ft included (Fully Leased)

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**PROPERTY DESCRIPTION**

<b>Site Area:</b>	3.19 Acres (more or less).
<b>Hotel:</b>	120 Rooms Fully Renovated. Upgraded Beds, TV's, Furniture and Fixtures.
<b>CRU Building:</b>	3 Bay (4,500 sq/ft) fully leased building.
<b>Food &amp; Beverage:</b>	Total is approximately 20,000 sq/ft. All equipment and fixtures are owned by hotel.
<b>Restaurant &amp; Dining room:</b>	Fully Leased & Renovated in 2007. New Fixtures & Kitchen Equipment.
<b>The Lounge:</b>	Renovated in 2007, and is a highly profitable centre with VLT'S Machines.
<b>Banquet facility:</b>	Is currently operated by the Restaurant tenant.
<b>Fitness Centre:</b>	Renovated in 2007, the fitness centre includes a weight room, spa & steam room.
<b>Lobby:</b>	Renovated and upgraded in 2007.
<b>Roof:</b>	Inspected and Repaired in 2005.
<b>Mechanical:</b>	New roof top units replaced in 2006 for the Hotel.
<b>Franchise:</b>	Days Inn (contract signed June 2007) can be cancelled on 30 days notice.

**PURCHASE PRICE:                   \$12,500.000**

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