



Central Suite Hotel

4850 - 50 Avenue, Lloydminster, AB

- Located on main street downtown Lloydminster
- Highly profitable property with a strong ROI
- Profit centres include: room revenue, lounge, liquor store sales and main floor rental
- Games room with 24 Video Lottery Terminals and Off-track betting site
- Completely renovated from 2008 to 2010

Price: \$3,750,000.00

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MARKET INFORMATION

Lloydminster, is a thriving city famous for being the only geographically divided city in Canada situated on the Saskatchewan-Alberta Boarder. Located on Hwy 16 (the Yellowhead) Alberta's most predominant East-West Highway in Central Alberta, with daily traffic counts over 100,000 vehicles daily. This City's Population has over 26,000 people with a trade area of over 150,000 people.

Local industries includes Oil and Gas, Transportation, Agricultural and Service Industries. This well heeled area of Alberta is well known for it's growth potential and continued growth in all sectors of business.

PROPERTY DESCRIPTION

- Site Area:** 21,900 sq/ft (more or less).
- Hotel:** 34 Suite Rooms Fully Renovated. Upgraded Beds, TV's, Furniture and Fixtures.
- Food & Beverage:** Supply agreement with adjacent Tenant managed Restaurant.
- Main Floor CRU:** Leased to Main Floor Restaurant. Hotel run liquor store, Lounge with games room.
- The Lounge:** Renovated in 2008, and is a highly profitable.
- Gaming:** 24 VLT machines with Off-track betting site.
- Lobby:** Renovated and upgraded in 2008.



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