

FOR SALE Park Inn - Golden

Golden, BC



www.parkinn.ca

Highlights

- 60 room motel on the Trans Canada highway includes hot tub, sauna, 3,500 square foot restaurant and 1.5 acres of extra land.
- Attractive financing in place.
- 17 rooms currently under renovation.

FOR FURTHER INFORMATION, PLEASE CONTACT:

Shane Olin
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Direct: (403) 313-5305

NAI Commercial

Commercial Real Estate Services, Worldwide.

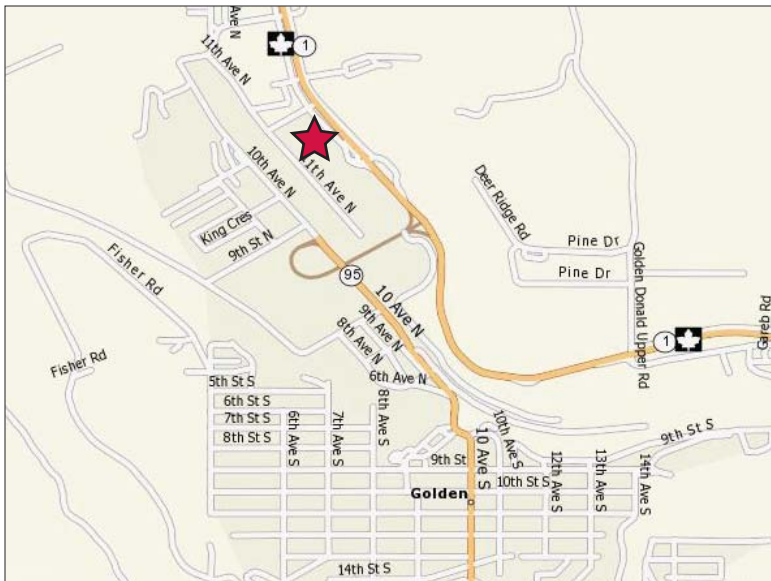
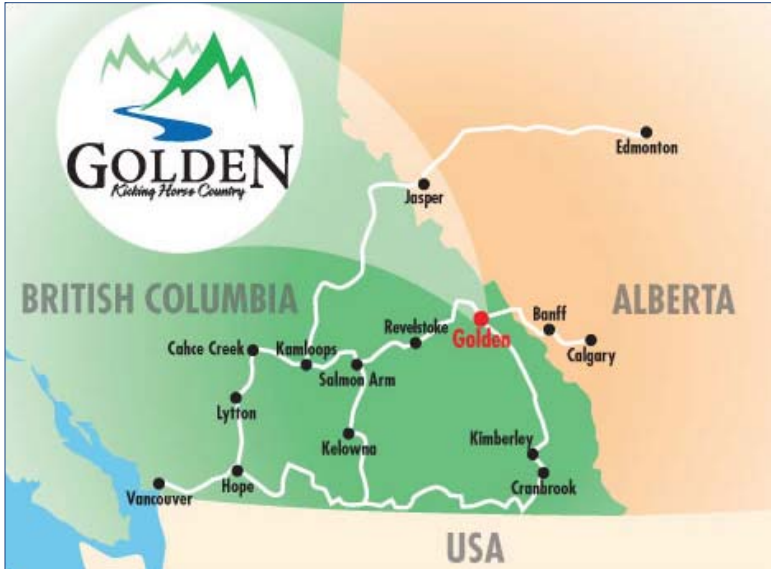
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.

Suite 211, 4014 Macleod Trail S
Calgary, AB T2G 2R7
Tel: (403) 214-2344
Fax: (403) 214-0244
www.naicommercial.ca

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Maps



Property Description

Rooms:	57 rooms total
	1 bed: 14
	2 bed: 42
	3 bed: 1
	kitchenettes: 5
Amenities:	1 hot tub 1 sauna
Land:	4 acres 12 serviced RV pads
Restaurant:	3,500 sq. ft. Recently renovated Licensed 5 year escalating lease
Website:	www.parkinn.ca

Financial Summary

Asking Price:	\$3,500,000 (\$61,400/room)
2009 Est. Revenue:	\$550,000
Operating Expenses:	\$210,000 (not including managers salary approximately \$80,000)
Net Income:	\$340,000
Mortgage (\$1,800,000 @ 6% Interest only, exp. Feb. 2014):	\$108,000
Occupancy Rate:	26%
Average Room Rate:	\$56.00

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Site Plan



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