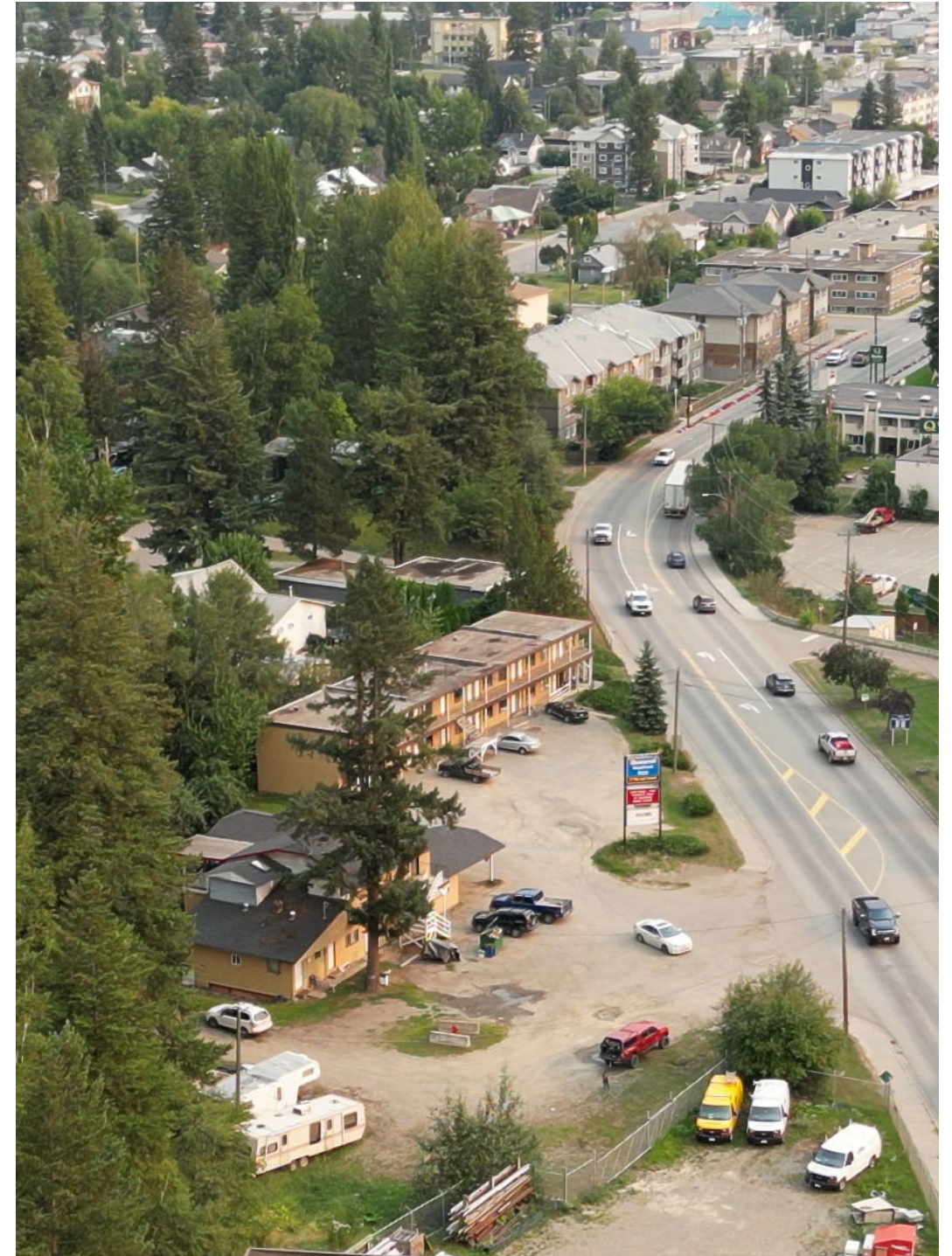


KLEIN III

RIVERFRONT INN MOTEL FOR SALE

856 Front Street Quesnel, BC



Highlights

PRODUCT TYPE

RiverFront Inn Motel for Sale

SUMMARY

LOCATION

856 Front Street, Quesnel BC

LOT SIZE

28,441 SF (0.65 Acres)

UNIT MIX

24 One Bedroom, 1 Three Bedroom

ZONING

C-4 (Highway Commercial)

AMENITIES

Common Laundry, Storage Room

SPECIALISTS



Eugen Klein

B.COMM, FRI, CLO, CRES, ARM®, RI, CCIM,
CIPS, ICD.D

o 604 684 8844 · 701

c 604 818 5888

eklein@kleingroup.com

Information

The RiverFront Inn is a 25 room inn located at the northern end of the city. With 370’ frontage and direct Highway 97 exposure, the hotel enjoys a strong occupancy and income year round. Rooms have been recently updated while attracting new patrons and room rates. The large site and ample parking could see additional hospitality expansion or commercial service enhancement.

PROPERTY DETAILS

LOCATION	
LOT SIZE	856 Front Street, Quesnel BC
ZONING	28,441 SF (0.65 Acres)
LEGAL	C-4 (Highway Commercial)
PARCEL A (PE1021), BLOCK 12, PLAN PGP1215, DISTRICT LOT 385, CARIBOO LAND DISTRICT, EXCEPT PLAN HWY PL'S H336 & 17184	
NUMBER OF BUILDINGS	2
NUMBER OF STOREYS	2
NUMBER OF ROOMS	25
UNIT MIX	24 One Bedroom, 1 Three Bedroom
OCCUPANCY	96%
AMENITIES	Common Laundry, Storage Room
YEAR BUILT	1970
PARKING	27 Surface Parking

Assumable mortgage OAC. From the Appraisal sketch, there are 25 (20+5) units + an office. The office has a kitchen, living room and a bathroom.

The Motel building has 20 units.
The office building has the following units: 20, 42, 43, 44, 45.

PROPERTY FEATURES

- 25 room motel, 96% occupancy
- Highway frontage, 0.65 Acres
- C-4 (Highway Commercial)
- Recent Room Upgrades

VIDEO/QR CODE



bit.ly/RiverFrontInn

PRICE

\$1,750,000

Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Demographics

Within a 5 minute drive of
856 Front Street, Quesnel BC

DEMOGRAPHICS



POPULATION
5,016



HOUSEHOLDS
2,498



MEDIAN AGE
43.7



MEDIAN HOUSEHOLD INCOME
\$62,381



WALK SCORE
48



TRANSIT SCORE
79

HOUSEHOLD SPENDING



PUBLIC TRANSIT
\$615



MEDICATION
\$880



RENT
\$3,990



HEALTH CARE
\$486

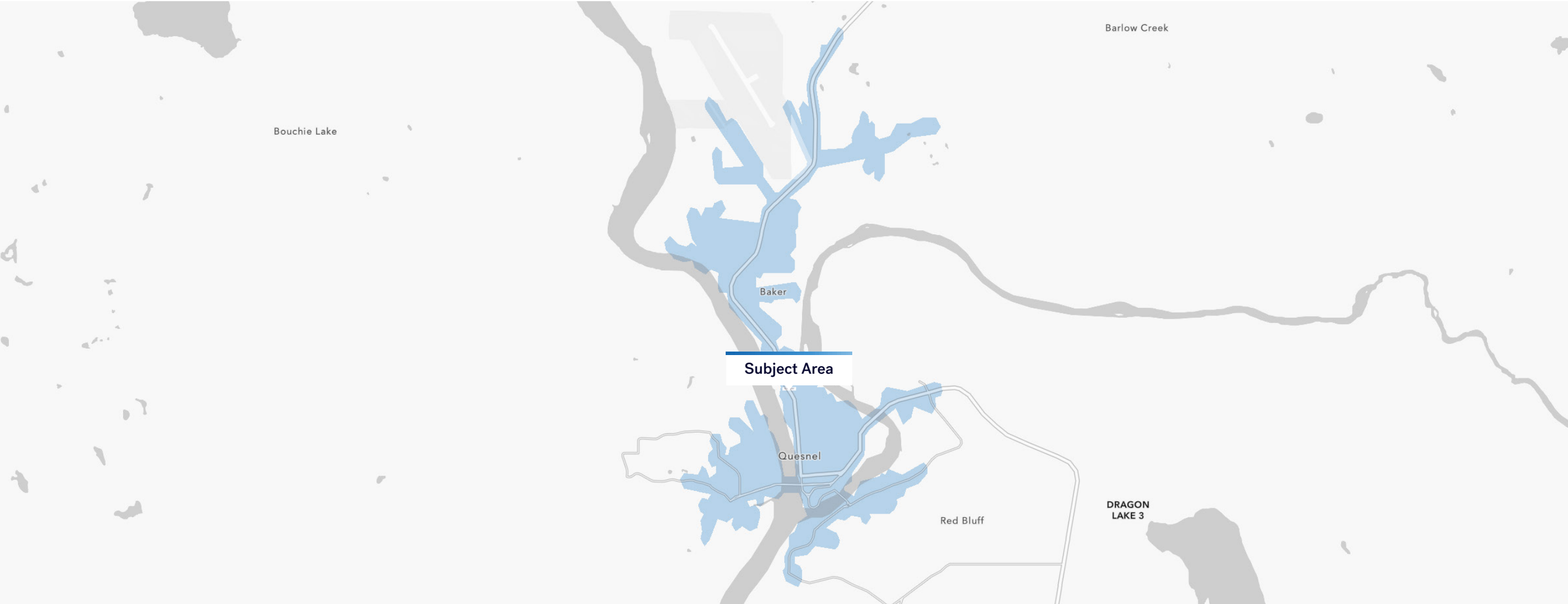


FOOD
\$9,999



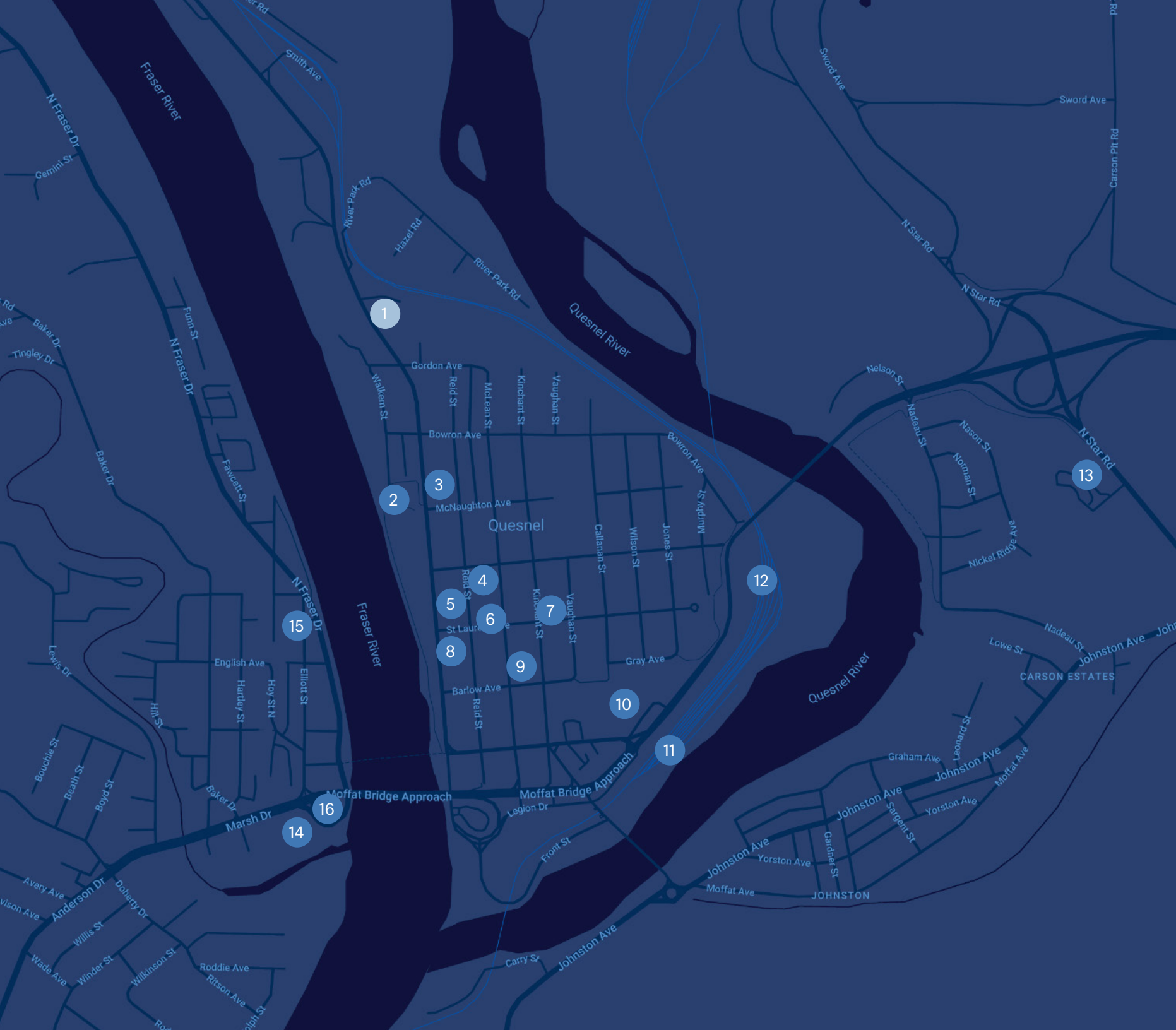
CLOTHING
\$2,248

INFORMATION C/O ESRI CANADA 2023



Amenities

- | |
|--|
| 1. Subject Area |
| 2. Urgent Primary Care Centre |
| 3. HAB97 Fried Chicken & Mexican Cantina |
| 4. BC Liquor |
| 5. Starbucks |
| 6. Dairy Queen Grill & Chill |
| 7. City of Quesnel |
| 8. Tim Hortons |
| 9. Billy Barker Casino Hotel |
| 10. Quesnel Museum |
| 11. “World’s Largest” Gold Pan |
| 12. Chuck Beath Park |
| 13. McDonald’s |
| 14. Save-On-Foods |
| 15. J & D Meat & Groceries |
| 16. West Park Mall |



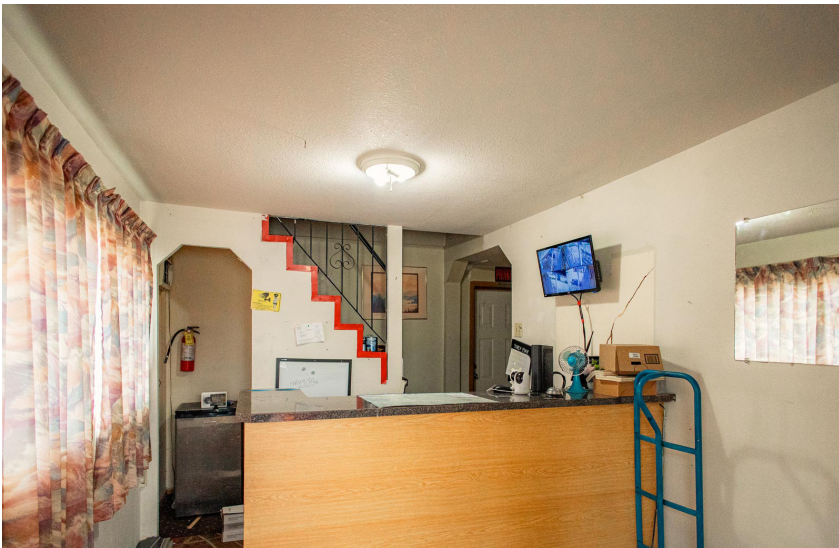
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