

**FIRE SALE!**



(AFN Ltd.)  
A. Bhanji & Associates

## FOR SALE

### 44 UNIT MOTEL

Grande Prairie, Alberta



#### Property Highlights

- 44 unit motel located in the heart of Grande Prairie
- Newly painted and renovated
- Some units have kitchenettes
- Excellent investment opportunity!

## Location Information

Grande Prairie is the main city in the northwestern part of the province of Alberta. It is located on the southern edge of the Peace River. The city of Grande Prairie is one of Canada's fastest growing cities and as of its 2007 civic census, its population was 50,227, up 6.9% from the Canada Revenue figure of 47,076. As of 2006, the population of the Grande Prairie was at 71,868. It is currently Alberta's 7th largest incorporated city by population. Grande Prairie is the largest city between Edmonton and Fairbanks, Alaska along the Highway 43.

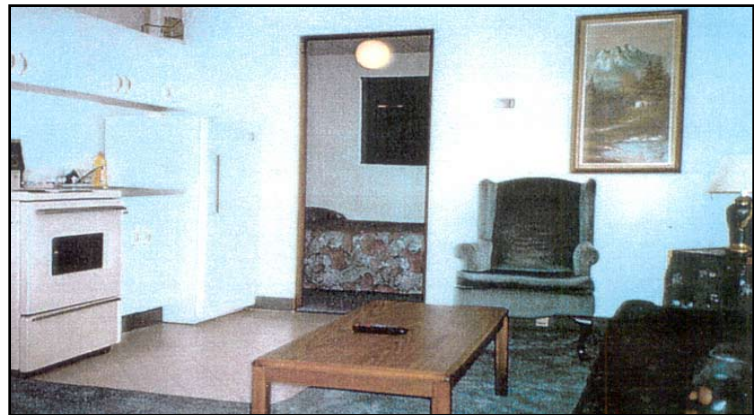
## Location Map



## Property Fundamentals

<b>Units:</b>	44 some with kitchenette
<b>Gross Revenue:</b>	\$650,000
<b>Net Income (2007):</b>	\$500,000 (after mortgage payments)
<b>Net Income (2008):</b>	\$200,000 (after mortgage payments)

**Asking Price: Taking Offers**



For more information about this listing, or other listings, please contact:

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

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