



(AFN Ltd.)
A. Bhanji & Associates

EXCELLENT INVESTMENT OPPORTUNITY

BRUNSWICK MOTOR INN

4807 - 51 Street Vermilion, Alberta



Property Highlights

- Well established inn located in the heart of Vermilion, Alberta
- 42 rooms with family restaurant, bar/lounge with VLT's and banquet rooms
- Full service elevator on site
- Situated on 1.14 Acres of land (approx)
- Total building size of approx 22,120 square feet (3 storey)

Location Information

Welcome to the Town of Vermilion, Alberta! We are an exceptional town, with a population of 4472 people. From an outsider's initial glance, we may appear to be just a small rural community, but if you look closer, you will realize that Vermilion, AB in fact boasts big-city advantages, while still maintaining that small town feel.

Life is better here in Vermilion, AB because we take time to enjoy life! And it really is about people, and spending time with your family. Have a family picnic in the beautiful Vermilion Provincial Park, challenge a friend on our spectacular cross country skiing trails, watch a local hockey or baseball game, pick up a stone for a game of curling, or just come out and have a tasty lunch at one of our many eateries!

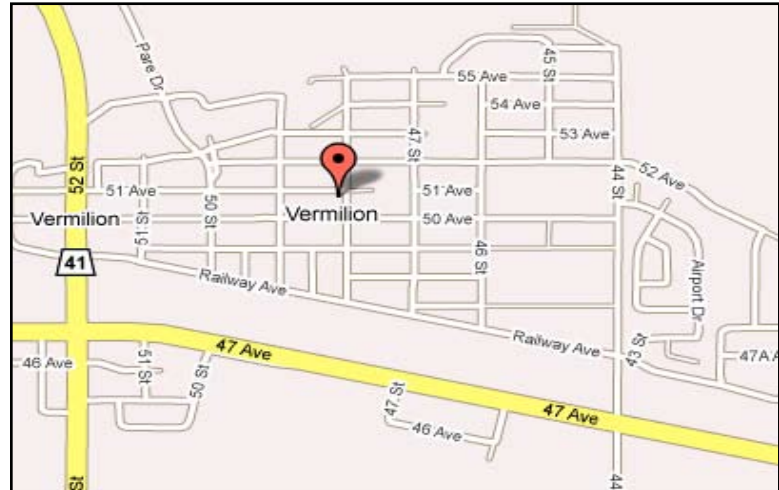
The residents of Vermilion, AB are proud of their community and participate yearly in Communities in Bloom. We take the beautification of our town seriously, and everyone gets involved! You will be most impressed with how we look – because we are! Our town proudly offers our residents a clean, healthy and happy way of living.



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.

RE/MAX
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Location Map



Property Fundamentals

Land Size:	1.14 Acres +/-
Building Size:	22,120 SF +/-
Year Built:	1915
Rebuilt:	1983
Remodelling:	2005
Stores:	3
Revenue:	\$665,270 (2008)* (*Restaurant was not opened until Feb 2009)
Net Income:	\$329,418 (2008) - Normalized
Cap Rate:	8.8%
Appraisal:	Full details available upon written offer
Financials:	Detailed financials available upon signed confidentiality agreement
Price:	\$3,750,000

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

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