



(RE/MAX Excellence)

FOR SALE

OUTLOOK MOTEL

1850 Yellowhead Trail Edmonton, Alberta



Outlook Motel is the ideal investment opportunity. Each of the 18 units include a stove, fridge, microwave, sink and satellite t.v. There are 12 full hook up winterized trailer parking stalls, 2 mobile homes included in purchase price, 10 power only stalls, 2 coin operated washers and dryers, 1 garbage truck and the linen is owned by the motel.

Renovations include new windows, doors, sidewalks, drives, attic insulation, asphalt parking lot (2 yrs old), new roof (2 yrs old), and new shingles. The motel is zoned Highway Commercial.

For more information please contact:

David Parker, Broker

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Tamecah O'Ree

T 780.429.1200

E toree@remaxcomm.ca

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.



Kitchen



Kitchen



Bathroom



Bathroom



Living Room



Bedroom

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Outlook Pricing

Out look Motel Room Rates

\$70 - \$90 per night (includes Tax & GST)

Trailer Parking stalls

\$470 per month + \$60 for additional person

Two Mobile Homes

\$1900 per month (Included in purchase price)

Ten Power Only Stalls

\$400 per month + \$60 for additional person

Management

Live in managers receive 2 bedroom accommodations to manage front desk and receive \$1800 - \$2000 per month to clean all suites. The managers lease the snack and beverage store for \$1 (one dollar) per month and as a bonus keep all of the revenue from the store.

Expansion Opportunity

The vendor was approached by Travelodge to build an extra 60 suites on the site. Travelodge stated that on 1.67 acres and individual can develop 90 suites if the motel were torn down. The cost would be approximately \$4 - \$5 million dollars to set up plus the \$2.45 million for the cost of the land and building.

Built:	1962
Size:	18 Units
Land Size:	1.67 Acres
Net Revenue:	\$264,000 approx
Suite Mix:	7 Bachelors 6 One Bedrooms 5 Two Bedrooms

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Location Map



Asking Price:
\$2,450,000