



(RE/MAX Excellence)

## INVESTMENT OPPORTUNITY

### PREMIER MOUNTAIN LODGE & SUITES

1495 - 6 Avenue Valemount, BC



- Excellent investment opportunity
- 70 rooms, U-Shaped configuration with parking in the centre situated on 1.46 Acres
- Updated rooms accomodating from two beds to large family (2 rooms, 5 beds)
- Amenities include on-site restaurant, indoor swimming pool/hot tub and more
- Additional 0.72 acres of land is included (adjacent to the lodge)

For more information please contact:

**Ayaz Bhanji, Broker/Owner**

T 780.641.1320

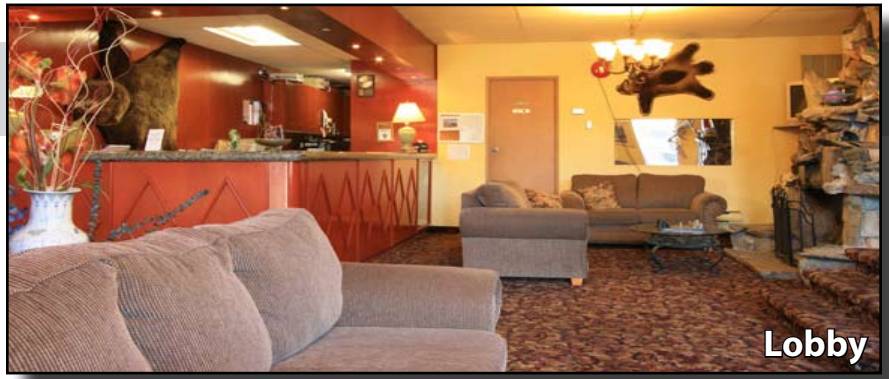
E abhanji@remaxcomm.ca

**Sam Narayan, Manager/Owner**

T 780.641.1325

E snarayan@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.



Lobby

**Total Suites:** 70  
**Lot Size:** 1.46 Acre +/-  
Additional vacant land 0.72 Acre  
**Legal:** LT 37; DL 7354 Cariboo District  
PL16593 ex. stat r/w  
**Zoning:** C4 Highway Tourist Commercial  
R3 Land Only  
**Floors:** 2 floors  
**Parking:** Ample surface paved  
**Gross Revenue:** \$886,741 (2008)  
**Taxes (2009):** \$34,177.19



Restaurant



Queen Bed Room



Honeymoon Suite

**Asking Price: \$4,888,888**  
**SHARE SALE ONLY**



For more information please contact:

**Ayaz Bhanji, Broker/Owner**  
T 780.641.1320  
E abhanji@remaxcomm.ca

**Sam Narayan, Manager/Owner**  
T 780.641.1325  
E snarayan@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.