

FOR SALE

LEROY'S MOTOR INN

50A Highway 1, Strathmore, AB



PROPERTY DETAILS

MOTEL:

- 45 rooms (including the Bill Bob room from Faro)
- 1.4 acres of land with space for additional usage

DEVELOPMENT LAND:

- 1.6 acres of Highway Commercial

REVENUE STREAMS

- Room Revenue
- Restaurant Lease
- Gas Litre Commissions

PRICE:

Motel on 1.4 acres only
With adjacent 1.6 Acres Development Land

COMMENTS

- Great business opportunity, especially for owner/operator
- Room revenue is dramatically increasing
- Rooms are very attractive
- 40 minutes east of Calgary on TransCanada Hwy
- Motivated owner

SITE INFLUENCES

Flat	High traffic area
Highway frontage	Pylon signage
Public transportation	Popular restaurant on-site
Nearby shopping and dining	

\$1,650,000
\$2,250,000



Tim Anderson
Associate
Cell: (403) 862-4179
Direct: (403) 252-5900
timjn_anderson@yahoo.ca

Sukh Brar
Associate
Cell: 403-472-7200
Direct: 403-992-8899
sbrar@realcore.ca



FOR SALE

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ROYAL LEPAGE
COMMERCIAL



- Excellent opportunity to own and operate a 45 room motel
- Rooms are very attractive, updated and maintained
- The motel's 1.4 acres of land is underutilized. Additional revenue potentials
- Adjacent 1.6 Acres of prime vacant land
- Highway Commercial zoning
- Terrific development opportunities on the 1.6 acres
 - Strip Mall
 - 2nd floor professional office space
- Highly visible exposure right onto the Trans Canada Highway for both properties
- The Motel has been in operation by the same family for 43 years. It is perfect for the energetic family or partnership to operate. Both the gas station and restaurant are worry free