

Days Inn – SylvanLake

**Lakeshore Drive
5004 – 33 Street**

**FOR SALE
\$2,500,000**



Property Description

- ☒ 41 rooms on 3 storeys
- ☒ Enclosed balconies on the 2nd and 3rd floors
- ☒ Restaurant and Pub, fully equipped – 3500 square feet+/-
- ☒ Fitness Room
- ☒ Built 1979 Recently renovated (2015 2017)
- ☒ Land parcel is .64 acres
- ☒ Building Footprint – 9612 Sq Ft
- ☒ Building Area – 19,694 Sq Ft
- ☒ Very good condition
- ☒ Presently not operating

Location

- ☒ .25 km from the Lake
- ☒ 1.4 km from Sylvan Lake Park
- ☒ The first Hotel on Highway 11A
- ☒ 2.2 km from Downtown
- ☒ 11 minutes from Red Deer
- ☒ 90 minutes from Calgary or Edmonton

For details / showings please contact:

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Calgary

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Royal LePage Noralta Real Estate
Edmonton



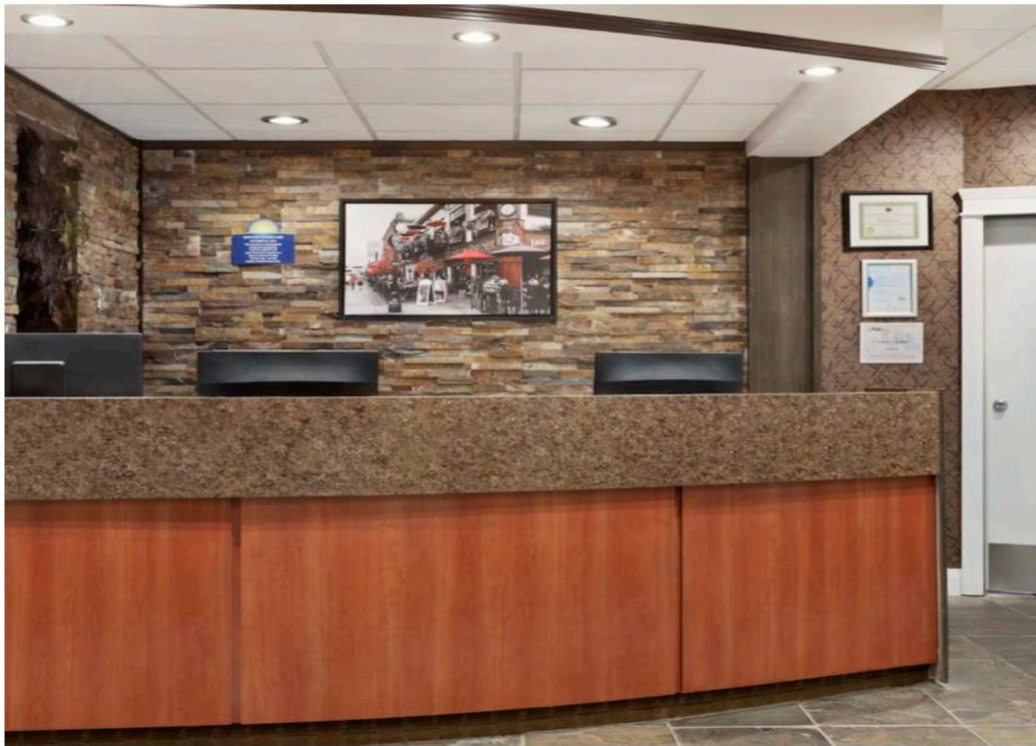
Presented by Tim Anderson
Vice President - Hotels



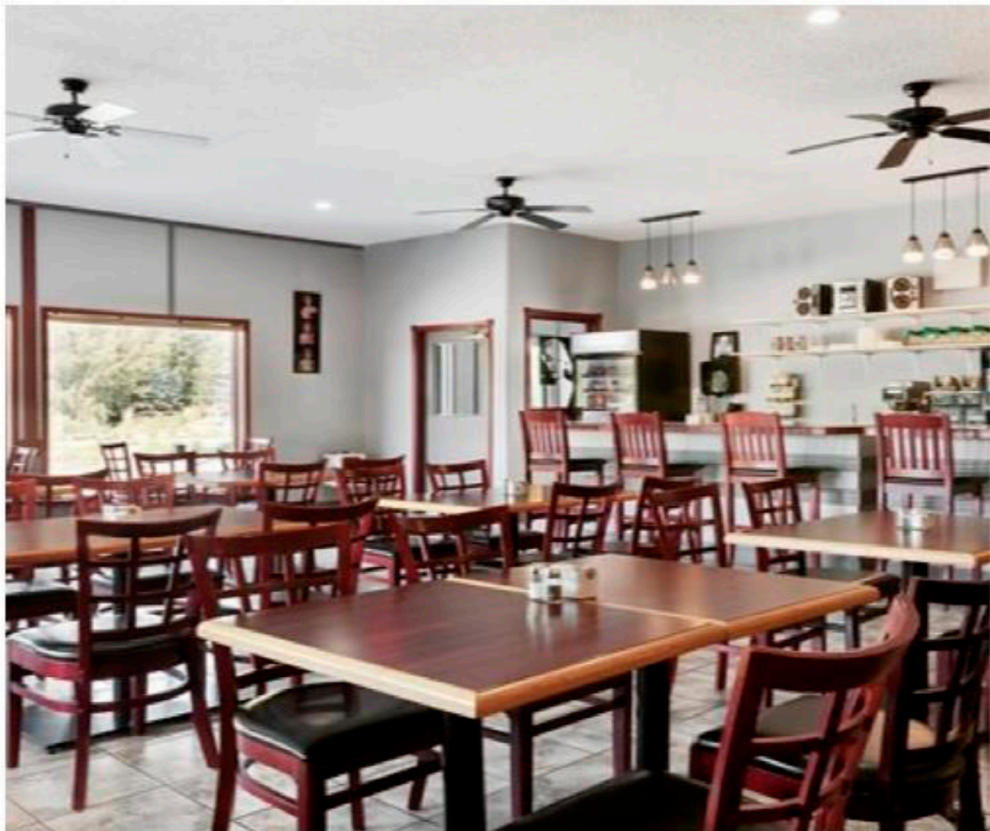
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Lobby



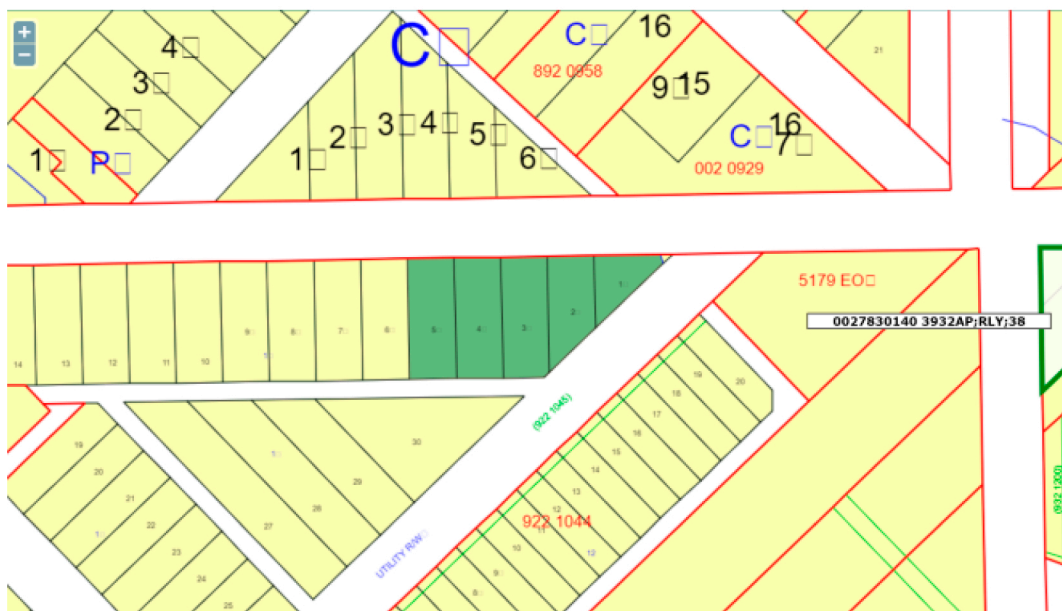
Restaurant



Location



Site of the Days Inn (green)



Sylvan Lake's population of 17,825 (2021 estimate) having grown from 7500 residents in 2001 is a powerful indicator of the community's attractiveness for growth. Given its size Sylvan Lake provides many of the amenities of larger sized communities. Its 11 minute proximity to Red Deer with a population of just over 100,000 ensures that Sylvan has all or more of the amenities within a shorter driving distance than many outlying suburbs within the boundaries of Calgary and Edmonton. In other words all of the benefits of big city living in a relatively quiet community with a beautiful recreational lake.



LAKE – SUMMER



LAKE – WINTER

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