

## Days Inn – SylvanLake

Lakeshore Drive  
5004 – 33 Street

FOR SALE  
\$2,500,000



### Property Description

- 41 rooms on 3 storeys
- Enclosed balconies on the 2<sup>nd</sup> and 3<sup>rd</sup> 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:

**Tim Anderson 403-862-4179**

Royal LePage Commercial – Mission  
Calgary

**Jennifer Lucas 780-998-7801**

Royal LePage Noralta Real Estate  
Edmonton



Presented by Tim Anderson  
Vice President - Hotels



#107, 2915-21 Street NE  
Calgary, Alberta T2E 7T1  
Licensed with Royal LePage Mission Commercial, Calgary

Direct: (403) 862-4179  
Home: (403) 949-4248  
Email: [timjn\\_anderson@yahoo.ca](mailto:timjn_anderson@yahoo.ca)

Lobby



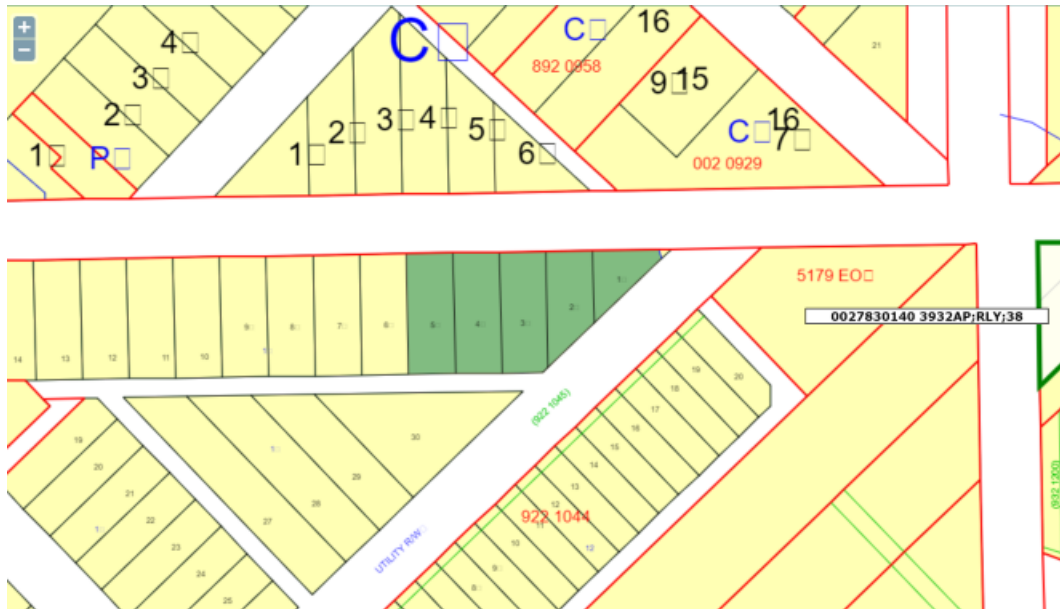
Restaurant



# 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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