

FOR SALE

TRAVELODGE HANNA CANADA GREY

616 - 2 Avenue West, Hanna, AB

Price: \$5,200,000



PROPERTY DETAILS

LAND **3.9 Acres**

HOTEL

Rooms – 81

Restaurant - 66 seats

Gaming Pub – 196 seats with 8 VLTs

Lounge - 125 seats

Liquor Store - well stocked

Fully Upgraded

Normalized Net Revenue: \$464,000

Cap Rate: 9%

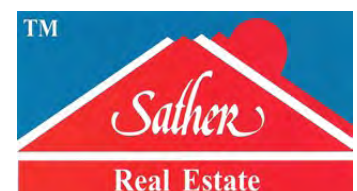
COMMENTS

The Travelodge Hanna Canada Grey Goose is an iconic Hanna Motor Inn. The owners have performed major renovations and upgrades to the property. The property is extremely well supported by the local residents and the 7,000/8,000 population trading area.



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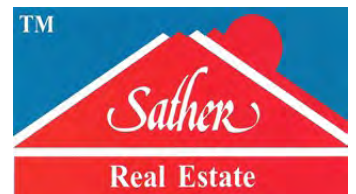


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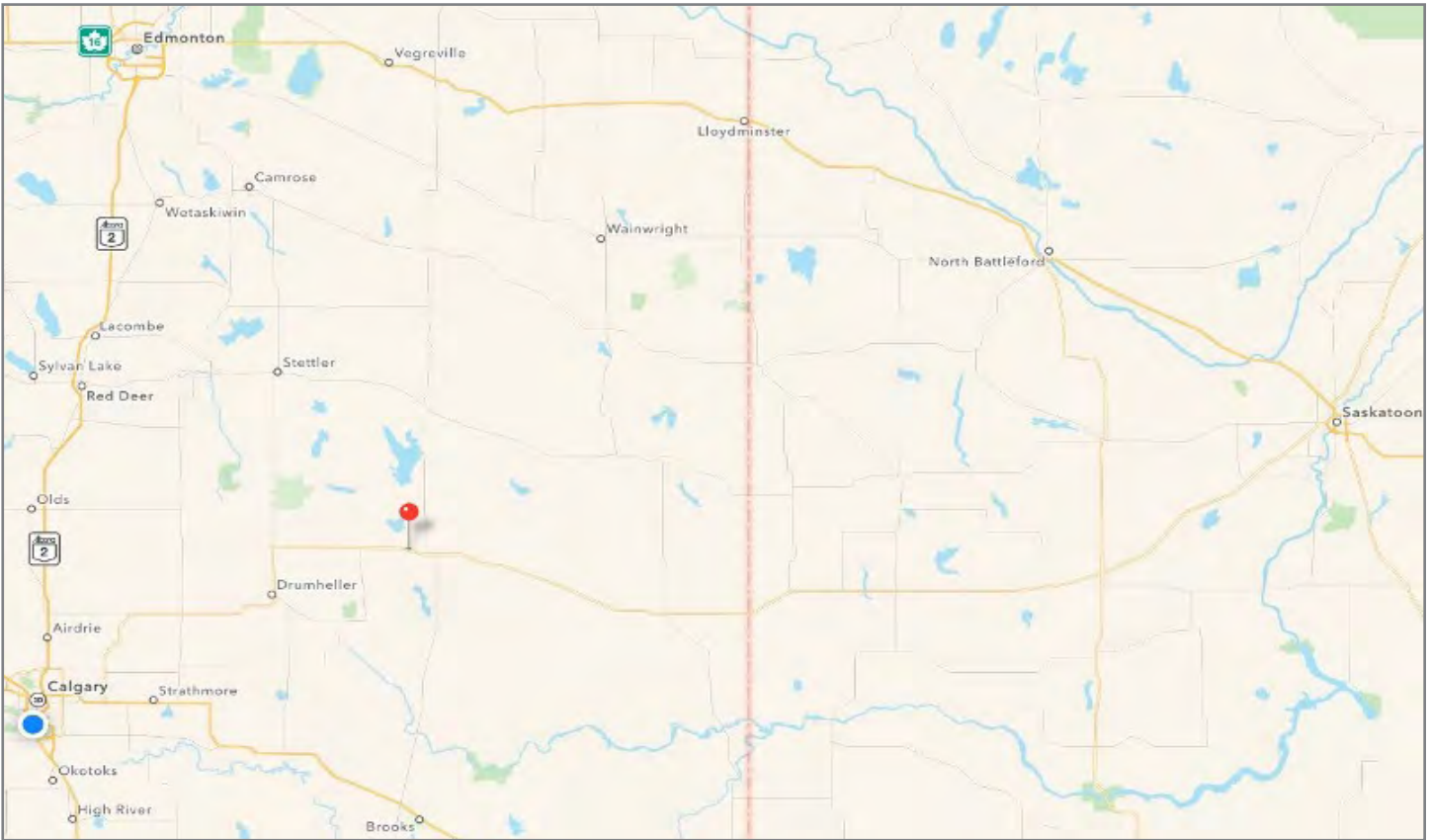


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ABOUT HANNA, ALBERTA

There are TEN great reasons why Hanna is a great place to live and especially to operate a full service motor inn.

Here is what you need to see and know about dynamic Hanna Alberta!

1. Situated approximately 2 hours northeast of Calgary and 4 hours southwest of Saskatoon, Hanna is well located with a large secondary and tertiary market totaling 7000-8000 people.
2. The town's population of 2,800 belies the true population of the area that it services. Its layout and businesses prove it to be the larger service community that it is.
3. The town's main industries are agriculture, oil production, power generation, tourism and coal mining.
4. Also boasting a full range of cultural and recreational activities, Hanna is at the crossroads of Highway #9 and Highway #36, the designated heavy load shipping corridor to Fort McMurray, resulting in significant pilot truck activity. In other words, these highways provide major trucking and driving alternate routes that avoid the heavily trafficked Highway #2 north and south and Highway #1 east and west.
5. As the largest centre west from Saskatchewan it captures shoppers and traffic from the east side of Alberta as well as close towns to its west.
6. Businesses include
 - a. Two major car dealerships and a John Deere Farm Implement Dealer
 - c. Financial institutions including RBC, TD, ATB and Credit Union.
 - d. Fox Lake Agro fertilizer company
 - e. AND a brand new Tim Hortons
 - f. A Mall with other local businesses and retailers
 - g. Accountant
 - h. Two lawyers
 - i. Three plumbing companies (one expanding their shop)
 - j. Two tire stores (one expanding)
 - k. Construction company (expanding)
7. Health Care includes:
 - a. Regional Hospital including 18 acute care beds and 48 continuing care beds
 - b. Four doctors, two dentists, chiropractor and an eye clinic
 - c. Medical Clinic
 - d. A state-of-the-art dental clinic that attracts far away clients.
 - e. Two Seniors' Lodges
8. Education: J.C Charyk K-12 school with new K-9 school opening in September
9. Government:
 - a. Brand new, under construction Provincial Special Areas building
 - b. Attractive new Town Office
 - c. Paved strip airport for small oilfield jet aircraft, helicopters and private aircraft owners and charters
10. Recreation
 - a. 18 hole golf course with many tournaments annually
 - b. As major flyway for the Canada goose migration, visitors come for miles to fish and hunt.
 - c. Local Hanna Museum
 - d. Only 45 minutes to the Royal Tyrell Museum near Drumheller

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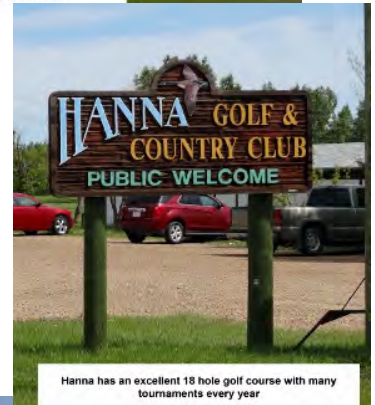
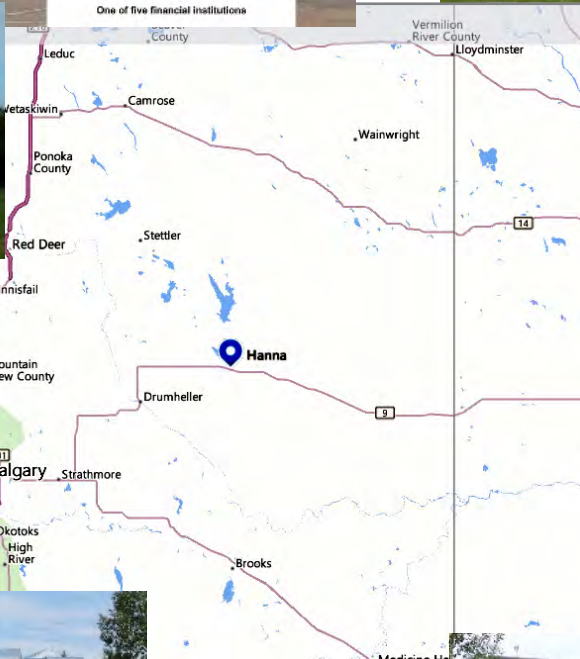
Brand New fertilizer company that also supplies spray equipment



GM DEALERSHIP



John Deere Dealership



Hanna has an excellent 18 hole golf course with many tournaments every year



Hanna's Museum



Hospital has 18 acute care beds and 48 continuing care beds
Hanna has 4 doctors



HANNA TOWN OFFICE



GROCERY STORE AND DRUG STORE