



Motel 6 – Estevan, SK
88 King Street East

Description:

68 Independent Rooms
Non-Smoking Hotel

Enclosed Hallways

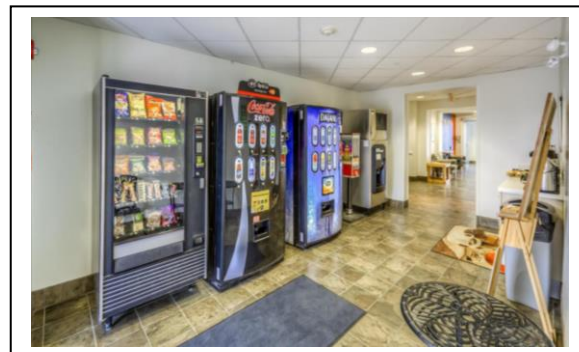
Wifi
Coin Laundry
Coffee Area
Microwave Ovens
Vending Machines

Room Schedule

46 – 2 Queen Beds
9 – 1 Queen Bed
2 – 1 Queen Bed – Accessible
6 – 2 Queen Bed – Kitchenette
3 – 1 Queen Bed – Kitchenette
2 – 1 King Bed



Lobby



Coffee and Vending

The Hotel is extremely well maintained and operated. We will be pleased to meet and discuss the potential opportunities for this property.

Additional Information

Year Built: 2008

Main Floor: Lobby, Guest Laundry and Bathroom, Coffee and Vending Machine Room, Office with 2 piece Bathroom, Staff Laundry, Storage Rooms

Guest Rooms:

Main Floor:	18
Second:	25
Third:	<u>25</u>
Total	68

Floor Access: Elevator (One)

Room Amenities:

All Rooms: Four Piece Bathrooms
TV
Microwave
Mini-Fridge
Nightstand and Dresser

Kitchenettes: Apartment Sized Fridge
Stove Burners
Kitchen Sink
Cabinets for Utensils etc.

Floor Area: 9,198 SF -- 855 SM
Total Area: 27,594 SF -- 2564 SM

Building: Fully Sprinklered
2000 Amp Main Panel, 3-phase, 4-wire electrical service
1,000 CFM make-up air for common areas
PTAC units to heat and cool rooms individually

Construction: Concrete Foundation with 4 foot (1.22 m) Crawl Space

Site: 1.58 acres

Site Dimensions: 169 Ft Frontage by 304 Ft Depth (approx.)

Parking: 75 stalls (approx.) Paved

Neighbouring Sites: Retail, includes a Walmart and strip mall with the usual amenities.

Property Taxes: \$48,546 (2022)

Municipal	2019	\$6,141,000
Assessments:	2020	\$6,141,000
	2021	\$1,380,600
	2022	\$1,380,600

Note: As happened in many municipal jurisdictions when Covid, along with the already extant issues that Alberta and Saskatchewan suffered with the oil and gas downturn, assessments were significantly reduced to reduce property taxes.

This huge reduction can be seen between 2020 and then 2021.

Construction: The cost to erect hotels currently depends on local land costs as well as the materials and local contractor charges. This can range upwards of \$150,000-\$200,000+ per room. This Motel 6 can be purchased for a fraction of its true value.

At \$150,000 per room the cost to construct would be \$10,200,000.

Financing: The Credit Union which currently carries a mortgage on the property may be prepared to continue to carry a mortgage.

Price: \$2.368 Million

Presented by Tim Anderson
Vice-President, Hotels
Royal LePage Mission -Commercial

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Rooms



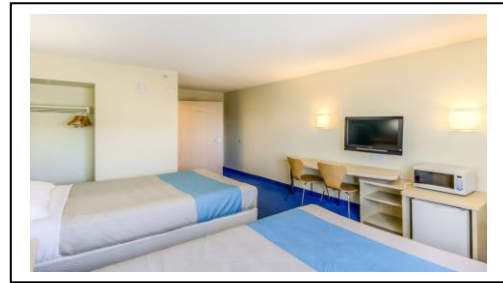
Single Queen Room



Double Queen Room



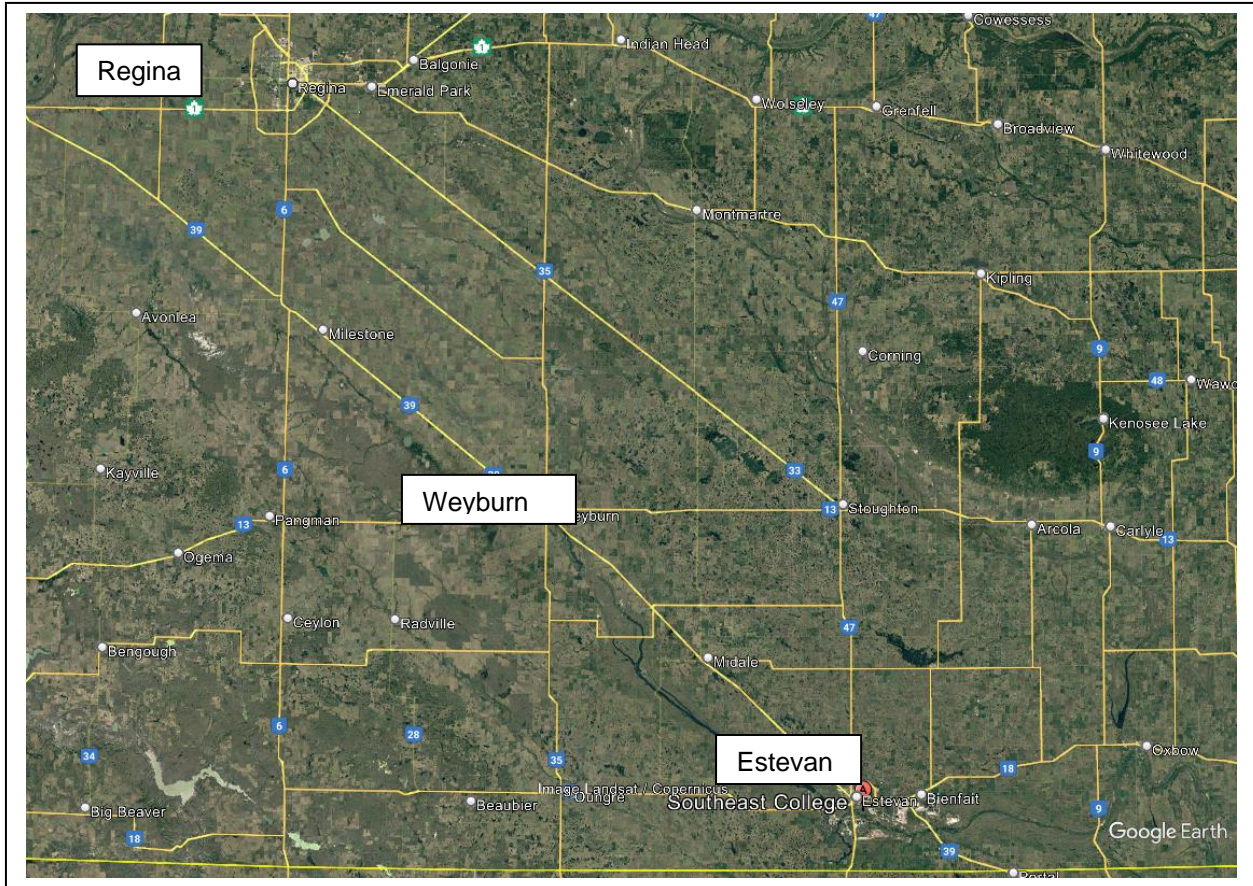
Kitchenette



Desk Area in Room

Location in Estevan





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