



**FOR SALE**

**\$499,000**

## **SWAN HILLS HOTEL, TAVERN, LIQUOR STORE, RESTAURANT, LOUNGE, PLUS RENTAL UNIT**

4924 Plaza Ave, Swan Hills, Alberta

### **Property Highlights**

Swan Hills Hotel (8 VLT's); Liquor Store; 18 rooms; Restaurant; Lounge plus 3692 sq.ft. area to lease.

Seller currently operates the Hotel (Bar area) and liquor Store. The Lounge, Restaurant, and remaining space have been vacant for over 6 years. Renting the 18 rooms stopped 2 years ago.

Previous operation of the entire 25,460 sq.ft. had gross income over \$1.5 million. Bar and Liquor Store are profitable. Bar seats over 160 people; Pool tables; Dart area; Band area. Food intake is contracted out to another restaurant.

The building occupies almost an acre of land (0.95 acres) but will require extensive renovations for a portion of the roof; and interior upgrades. The Seller is will carry 1st mortgage with 30%-35% down payment; 5 year term; 5% interest amortized over 20 years. This will enable a Buyer to pay for the renovations; leasing or operating restaurant and remaining area of the building.

Inventory is approximately \$200,000 which can be reduced in value if required.

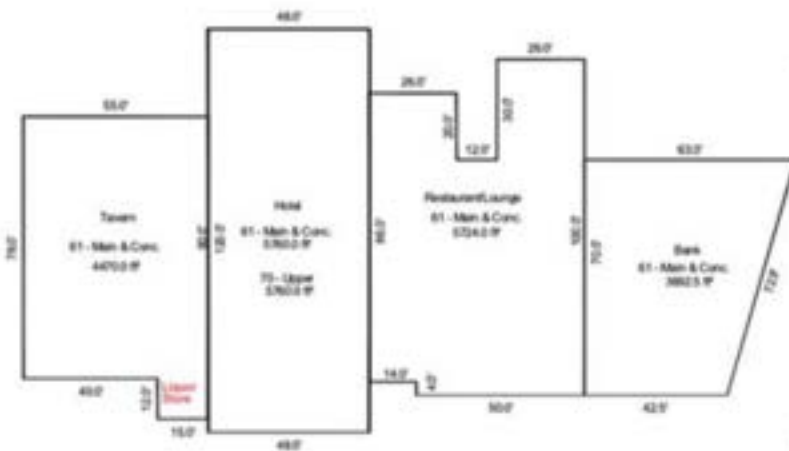
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## BUILDING LAYOUT

Square Footage: 25,406



## RPR



## SQUARE FOOTAGE

- **Tavern:** 4,470 Square Feet - Seating Capacity 162 Liquor Store (off Main Entrance): 400 Square Feet
- **Hotel** (Main Floor Incl. Liquor Store): 5,760 Square Feet
- **18 Rooms** Upper Level: 5,760 Square Feet - Currently Not operating
- **Restaurant & Lounge:** 5,724 Square Feet - Currently Not Operating
- **Vacant Space:** 3,692 Square Feet - Has Bank Vault




HIGHLIGHTS	
Site Area	0.95 Acres
Building Total	25,406 SF
Year Built	1962
Property Taxes 2022	\$14,276
VLT's	8
Current Hours	5 PM Until Closing (varies)




## CONTACT:

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