



FOR SALE

\$2,200,000.00

MULTI-REVENUE HOSPITALITY & COMMERCIAL INVESTMENT OPPORTUNITY

12704 120 Street NW, Edmonton, AB

Property Highlights

A unique opportunity to acquire an established hospitality property with multiple income streams, significant land, and substantial upside potential.

Built in 1941 and situated on over one acre of land, Dover Hotel offers a compelling combination of hospitality, entertainment, retail, and development potential. The property currently benefits from several established revenue sources, while additional opportunities exist to increase income and unlock the value of the property.

KEY INVESTMENT HIGHLIGHTS

- Over 1 acre of land providing flexibility for future use and development
- 22 guest rooms, with 12 currently operational
- Opportunity to bring additional guest rooms into operation following required electrical-system upgrades
- 30 VLTs, providing an established entertainment revenue stream
- Lounge and Restaurant providing food, beverage, and hospitality revenue
- Liquor Store providing an additional retail revenue stream
- Convenience Store serving local customers and hotel patrons
- ATM income providing supplementary revenue
- Hotel room rentals adding accommodation revenue
- Three lots that could potentially be sold separately, providing an opportunity to generate additional capital
- No asbestos in the building, potentially simplifying future renovation and upgrading work

SYAMAL RAHA,

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REMAX
Excellence

REMAX
COMMERCIAL

PROPERTY INFORMATION

MULTIPLE REVENUE STREAMS

Dover Hotel is more than a traditional hotel operation. The property brings together several complementary businesses under one ownership, creating multiple sources of revenue:

Lounge | Restaurant | Liquor Store | Convenience Store | VLTs | Guest Rooms | ATM

This diversified operating model provides an investor with the opportunity to build revenue across hospitality, entertainment, food and beverage, and retail components.

SIGNIFICANT UPSIDE POTENTIAL

Of the property's 22 guest rooms, 12 are currently operational. The remaining rooms provide an opportunity for an incoming owner to expand the accommodation component after completing the required electrical-system upgrades. The property's over-one-acre landholding further enhances its long-term potential. In addition, three lots may be suitable for separate sale, subject to applicable approvals and market conditions, potentially providing an avenue for capital recovery or redevelopment.



OPPORTUNITY TO ADD VALUE

The combination of an established operating business, multiple revenue-generating components, substantial land, and additional rooms that could potentially be brought online creates several avenues for an investor to add value.

An owner may have the opportunity to:

- Increase room inventory and accommodation revenue
- Upgrade and modernize existing facilities
- Optimize the lounge, restaurant, and retail operations
- Maximize the potential of the VLT operation
- Evaluate the separate sale of three lots
- Explore longer-term redevelopment or alternative uses of portions of the property, subject to zoning and municipal approvals.

A RARE COMBINATION OF BUSINESS & REAL ESTATE

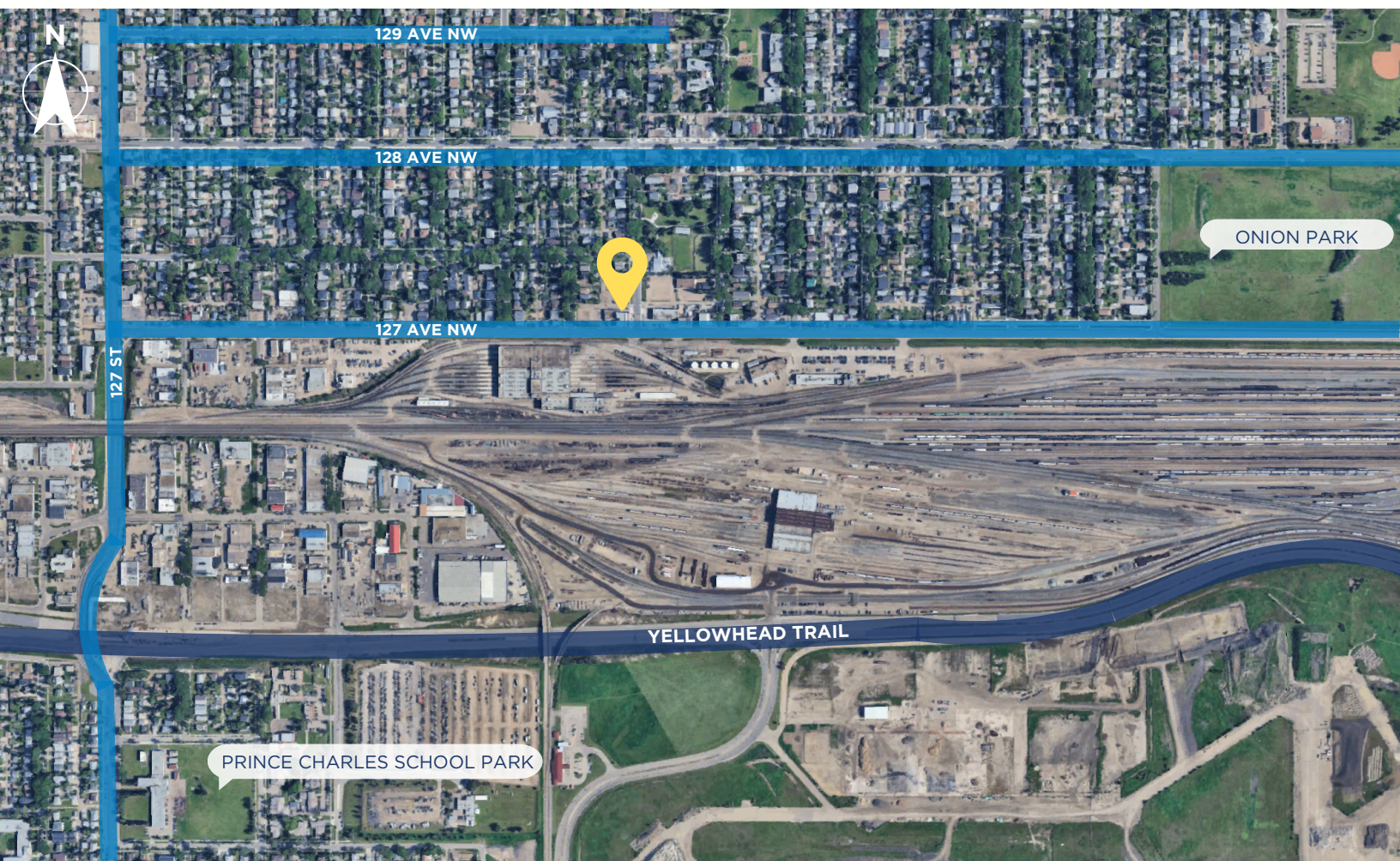
Dover Hotel presents an opportunity to acquire both an operating hospitality business and a substantial real estate asset with multiple existing revenue streams. For an owner-operator, the property offers the ability to manage and optimize several complementary businesses from one location. For an investor, the combination of current operations and identifiable value-add opportunities provides a platform for future growth. Dover Hotel — an established hospitality property with diversified income and room to grow.







DEMOGRAPHICS



Yellowhead Trail traffic	~23,500 vehicles/day
Yellowhead Trail annual movements	8.58M
Population – Inglewood	2,402
Median household income – Inglewood	\$82,000
Renter households – Inglewood	41.30%
Population density – Inglewood	~1,738/km ²
Median household income – Prince Charles	\$106,500
Yellowhead Trail access	~600 m
Downtown Edmonton	~5–6 km
NAIT / Kingsway area	~3–4 km



CONTACT:

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