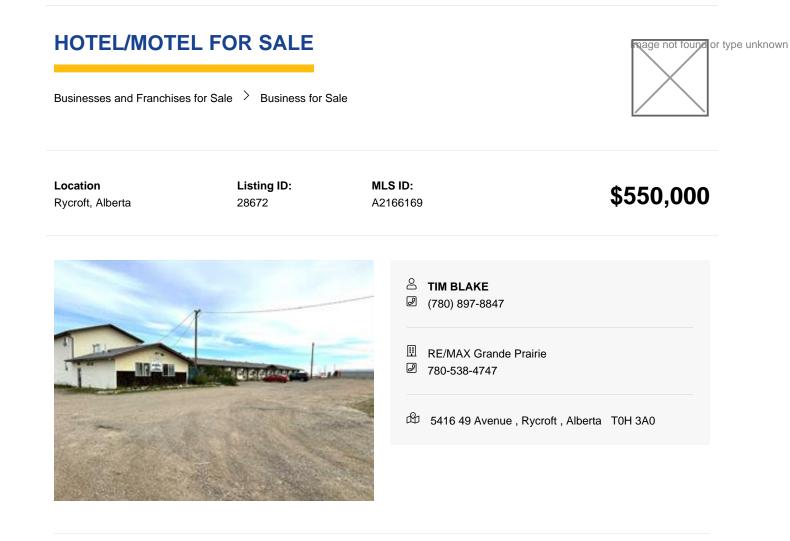


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Transaction Type	Title	Days On Market
For Sale	Fee Simple	225
Business Name	Business Type	Zoning
Crossroads Motel	Hotel/Motel	comm
Subdivision	Year Built	Structure Type
NONE	1979	Hotel/Motel
Property Type	Property Sub Type	Legal Plan
Commercial	Hotel/Motel	4468MC
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
7413.00	688.68	83635
		Inclusions
Lot Size (Acres)	Heating	Office equipment, desks, motel room
1.92	Natural Gas	furniture, landscaping equipment,
		laundromat equipment
Restrictions	Reports	
None Known	None	

HUGE price drop and HUGE upside potential for this Motel and laundromat. Features 23 units including 2 larger apartment style lofts. 14 rooms have kitchenettes and some rooms have been recently renovated. Already with solid occupancy and good local reputation ready for you to step in and take it to the next level. Also includes the additional revenue stream of a fully operational public laundromat. Lots of parking and additional land for expansion. Highly visible with road frontage on busy Hwy 49 between Rycroft and Spirit River just north of Grande Prairie. Excellent value in this property.

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