

EDGEWATER INN

5217 LAKESHORE DRIVE, SYLVAN LAKE, ALBERTA

FOR SALE
\$990,000



PROPERTY HIGHLIGHTS

Well cared for Boutique Motel in Sylvan Lake, well-known for aquatic activities and popular tourist destination in Alberta. The building, the common areas, rooms, lobby, bed, bath, etc., are all in good condition. This property can do much better with personal care from an on-site owner operator. Certain minor changes can be made to attract more guests! It has a 2 Bedroom manager's /owner's quarter with kitchen & bath for smooth running of the property.

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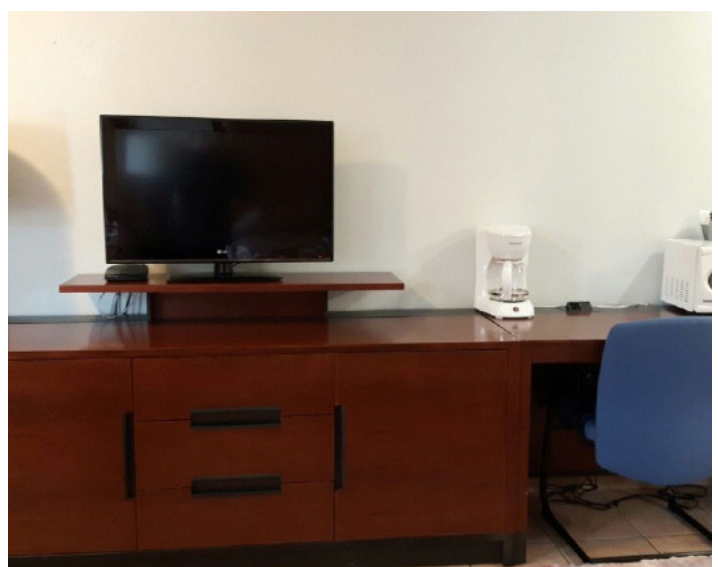
#1 RE/MAX Commercial Team Worldwide 2017 - 2019*

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Address:	5217 Lakeshore Drive, Sylvan Lake
Legal Description:	335AD; Block D; Lots 3 & 4
Year Built:	1981
Building Size:	7,140 SF +/-
Lot Size:	12,913 SF (0.3 Acre)
Property Tax::	\$8,650.73 (2021)
Heating:	Hot Water (Gas Boiler)
Guest Rooms:	20 Total; 14 with Kitchenette
Additional Comments:	Commercial laundry facility on site Lobby is open from 7 am to 11 pm



THE AREA



DEMOGRAPHICS | 2 KM RADIUS



Population:

Residents: 9,882

Pop. Growth 2018 - 2023: 1.12%



Household Income:

AHI: \$101,243

39.6% of households earn over \$100,000

