

SWAN HILLS HOTEL—TAVERN—LIQUOR STORE  
RESTAURANT— LOUNGE—PLUS RENTAL UNIT

4924 PLAZA AVENUE  
SWAN HILLS ALBERTA

**FOR SALE**

**\$499,000**

Seller Financing



## PROPERTY HIGHLIGHTS

**Site Area:** 0.95 Acres **Building (total sq.ft.):** 25,406 sq.ft.

**Year Built:** 1962

**Property Taxes 2022:** \$14,276

**VLT's:** 8

**Current Hours:** 5 pm until Closing (varies)



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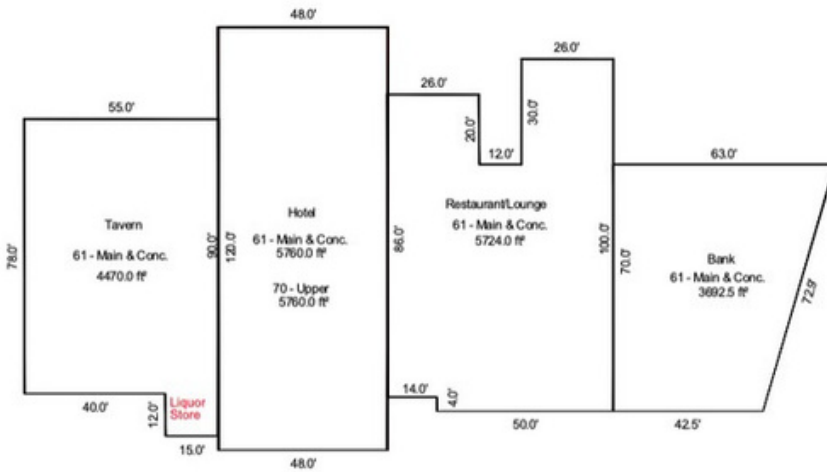
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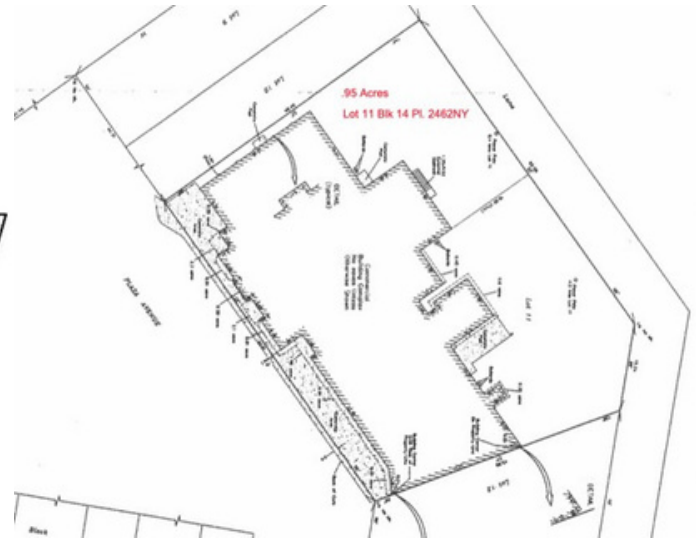
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## BUILDING LAYOUT

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

## COMMENTS

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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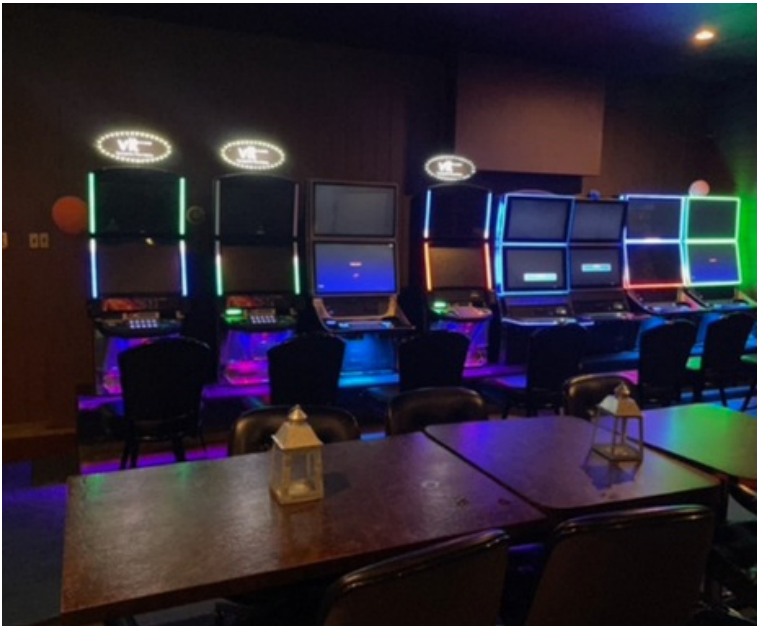
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## 400 SQ.FT. LIQUOR STORE



## 5,360 SQ.FT. HOTEL (MAIN FLOOR)



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