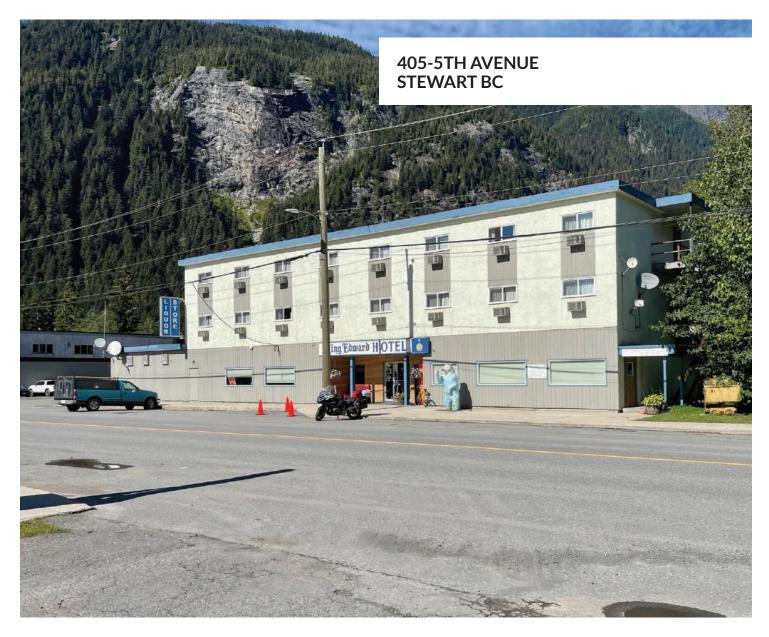


FOR SALE 50 ROOM HOSPITALITY BUSINESS





OPPORTUNITY

Opportunity to acquire a Full Service 50 room Hotel & Motel in Stewart BC. The King Edward Hotel features a 132 seat dining lounge and 70 seat cafe (food primary), 90 seat bar, 37 seat bar patio (liquor primary w/ off-sales endorsement), a 58 seat pub (liquor primary w/ off-sales endorsement). Also included is guest/public laundry services and ATM.



LOCATION

Stewart, just 5 minutes from the Alaskan border, is located in the Golden Triangle known for mining with Ascot Gold slated to be producing in October 2023 which is reported to more than double the area population. There are 2 deep sea loading facilities - Stewart World Port and Stewart Bulk Terminals are also economic drivers. Tourism is also growing in the area featuring bear/glacier viewing in summer and sledding, heli-skiing in winter.



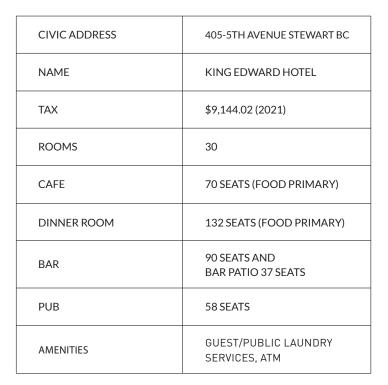








SUMMARY





| CIVIC ADDRESS | 405-5TH AVENUE STEWART BC |
|---------------|---------------------------|
| NAME | KING EDWARD MOTEL |
| TAX | \$4,233.78 (2021) |
| ROOMS | 20 WITH KITCHENETTES |
| PRICE | \$2,995,000 |



Commercial

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