



AICRE
COMMERCIAL

FOR SALE

HIGHWAY COMMERCIAL
INVESTMENT

55 + 71 Superior Street, Devon, AB

KEY WEST INN INVESTMENT



Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

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**55 + 71 SUPERIOR STREET
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HIGHLIGHTS

- Highway commercial investment includes Hotel, Restaurant, Bar/Lounge and Auto Shop
- 540' of frontage along Superior Street with high visibility to Highway 60
- 13,000 Vehicles per day on Highway 60
- High exposure location in the heart of Devon, AB
- Exterior paint refresh completed August 2023
- Ample surface parking
- Auto shop leased to Japan Canada Motors
- Restaurant space leased to Highway 60 Grill
- Restaurant is equipped with a large, fixtured kitchen, dining room and a banquet room
- Hotel amenities include:
 - Lobby
 - Restaurant + Lounge/bar w/ VLTs and Pool tables
 - 56 Hotel rooms
 - Boardroom
 - 2 x ATM Machines
 - Vending Machines



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PROPERTY DETAILS

| | |
|------------------------------|--|
| ADDRESS: | 55 + 71 Superior Street, Devon |
| LEGAL: | Plan 3494TR, Lots 1,2,3,4,5,6,7,8,9 and 9A, Block 17 |
| ZONING: | Highway Commercial |
| POWER: | 200 AMP / 3 Phase (TBC) |
| HEATING: | Mixed 3 boiler systems / 5 RTUs on roof / AC |
| TOTAL HOTEL SIZE: | 22,470 SF (+/-) |
| TOTAL AUTO SHOP SIZE: | 2,000 SF (+/-) |
| TOTAL SITE SIZE: | 73,226.50 SF (+/-) |
| PARKING: | 120 Surface Stalls |
| NOI: | TBD |
| PROPERTY TAX: | \$24,000.00 (2023 Estimate) |
| SALE PRICE: | \$4,500,000.00 |



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HOTEL

| | |
|--------------------------|--|
| TOTAL SIZE: | 22,740 SF (+/-) |
| YEAR BUILT: | 1979 (With Addition in 1999) |
| TOTAL ROOMS: | 56 |
| SECURITY: | Yes - Security Cameras |
| FIRE SUPPRESSION: | Sprinkler system in building's addition (25 rooms) |

KEY WEST INN

- Hotel offers restaurant, bar/lounge, boardroom and Banquet Room
- 2 x ATM Machines
- Vending Machines
- Bar includes:
 - Dart Boards
 - 16 VLTs
 - Pool Tables



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LOBBY



LOBBY



LOBBY



SINGLE ROOM



DOUBLE ROOM



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DINING ROOM



BANQUET ROOM

RESTAURANT

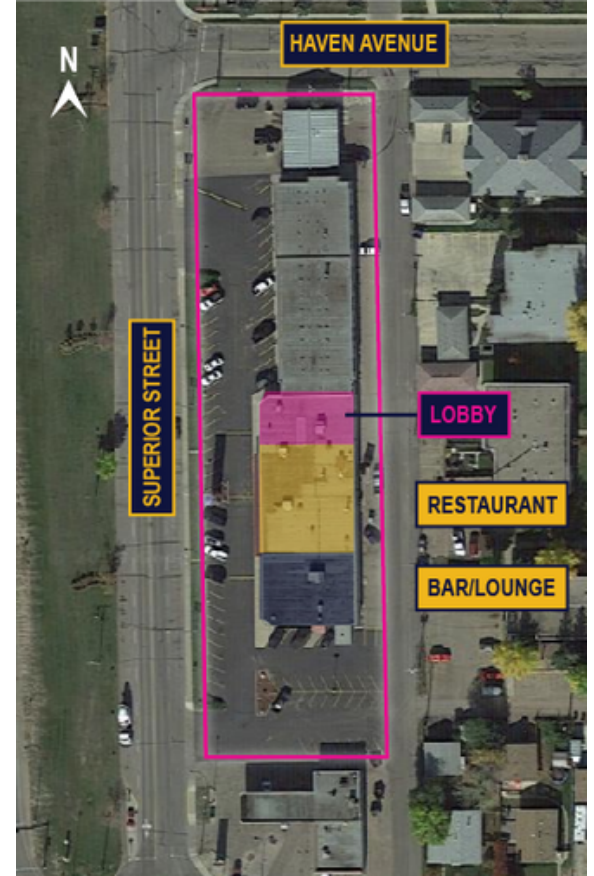
YEAR BUILT: 1979 / 1999

LEASED: Yes - Highway 60 Grill
*Lease details available with a signed CA

SECURITY: Yes - Security Cameras

RESTAURANT & BANQUET ROOM

- Updates completed in the last 15 years
- Large kitchen with many fixtures and equipment
- 1 x Walk-in cooler
- 1 x Walk-in freezer
- Restaurant dining room with a seating capacity of 114 people
- Private banquet room with a seating capacity of 120 people
- Bar/Lounge has a seating capacity of 180 people



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ADDITIONAL PHOTOS

FOR SALE



BAR / LOUNGE



BAR / LOUNGE



BANQUET ROOM



KITCHEN



KITCHEN



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AUTO SHOP

| | |
|----------------------------|--|
| TOTAL SIZE: | 2,000 SF (+/-) |
| YEAR BUILT: | 2005 |
| LEASED: | Yes - Japan Canada Motors *Lease details available with a signed CA |
| BUSINESS TYPE: | Import car sales |
| LOADING: | 5 Grade loading doors |
| DRIVE-THROUGH BAYS: | Yes - 2 |





BUSINESS INCENTIVES

- Devon's pro-business stance offers no business tax
- Highway Commercial zoning allows for a variety of uses
- Strategically positioned to accommodate the growing residential, commercial and industrial communities
- Close proximity to major transportation routes and a short commute to the capital city. Only minutes to the Edmonton International Airport and Nisku Industrial Park



| | | |
|-------------------|--------|-----------|
| Highway 60 North: | 13,700 | (+/-) VPD |
| Highway 60 South: | 13,500 | (+/-) VPD |
| Highway 19: | 9,180 | (+/-) VPD |

AMENITIES

- Devon Golf & Conference Centre
- University of Alberta Botanic Gardens
- Leduc #1 Energy Discovery Centre
- Lions Campground
- Voyageur Park
- Community recreation center
- Hockey rink
- K - 12 Education
- High-speed fiber optic internet
- Public pool
- Personal services
- Financial services
- Restaurants
- Local and national retailers



Average household income of \$82,788
24.4% of households earn \$60 - \$100K
26.0% of households earn < \$100,000



57,854 Residents
146,825 Daytime Population
3.2% Growth (2016-2022)
9.2% Projected Growth (2022-2027)

DEVON

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THRIVING PROVINCE

- Alberta is one of Canada's fastest economically growing provinces and is forecasted to have the country's strongest comeback this year on improved commodity prices
- Alberta has some of the lowest taxes in North America – no provincial sales tax, no payroll tax, no health care premiums, and some of the lowest corporate income taxes in Canada
- Net migration increased by 206.9% year to date with over 52,000 people moving to Alberta

DRIVE TIMES - MAJOR HIGHWAYS

| | |
|--|--------|
| SOUTHWEST EDMONTON ANTHONY HENDAY (HIGHWAY 216) | 15 MIN |
| HIGHWAY 60 | 1 MIN |
| HIGHWAY 19 | 1 MIN |
| QEII HIGHWAY | 15 MIN |
| HIGHWAY 39 | 10 MIN |

DRIVE TIMES - LOCATIONS

| | |
|---|--------|
| EDMONTON INTERNATIONAL AIRPORT (EIA) | 18 MIN |
| WINDERMERE - EDMONTON | 20 MIN |
| NISKU | 17 MIN |
| LEDUC | 20 MIN |
| RABBIT HILL SNOW RESORT | 15 MIN |
| ACHESON | 18 MIN |
| SPRUCE GROVE | 23 MIN |