

Comfort Inn & Suites

FORT SASKATCHEWAN, AB

Colliers



HOTEL INVESTMENT OPPORTUNITY

Colliers Hotels has been retained by the Owner of the 114-key **Comfort Inn & Suites Fort Saskatchewan** (the "Hotel" or "Property") to act as advisor and exclusive agent in connection with the sale of this Hotel, located in Fort Saskatchewan, Alberta.

Property Overview

Address	120 Town Crest Road Fort Saskatchewan, Alberta
Interest	Fee Simple
Site Size	±1.89 Acres
Height	Four Storeys
Opened	2012
Meeting Space	±1,745 SF (Max. Capacity of 194 Guests)
Other Amenities	Free Hot Breakfast • Indoor Swimming Pool • Waterslide • Whirlpool/Hot Tub • Gym • Business Centre • Guest Coin Laundry • Free Wi-Fi & Parking
Brand	Subject to a Franchise Agreement, Expiring in May 2032.
Management	Unencumbered
Labour	Non-Union
Keys	114



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- The Hotel benefits from being located just off Highway 21, which provides direct access to the Provincial Capital of Edmonton, situated just 30 minutes away by car.
- The Property was built to quality standards in 2012 and has been well-maintained, complemented with a range of desirable amenities, as listed opposite, and has a 4.5-star rating on TripAdvisor.
- Fort Saskatchewan is part of the Greater Edmonton CMA, and as such, offers mid-size community amenities with easy access to big city conveniences.
- Several points of interest are proximate the Hotel including the ±170,000 SF Dow Centennial Rec Centre, Fort Saskatchewan Golf Club, Fort Heritage Precinct, in addition to big-box food and retail.
- The Hotel performs well against its competitive set with RevPAR penetrations of 100% or more in 2019 and TTM August 2021.

For all inquiries regarding the proposed sale, including tours, please contact the exclusive advisor:

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