

A photograph of the Days Inn High Prairie hotel, a multi-story building with a large sign in the foreground. The sign features the Days Inn logo and the text "Days Inn". The hotel is surrounded by a parking lot and some landscaping.

Days Inn

Colliers

Hotel Investment Opportunity

# Days Inn High Prairie

**Colliers Hotels** has been retained by High Prairie Inn 2008 Ltd (the “Owner”) to act as advisor and exclusive agent in connection with the sale of the 62-key Days Inn High Prairie, Alberta (the “Hotel” or “Property”).

- The Days Inn High Prairie is the second largest and only branded hotel in the local market and features 62 guest rooms as well as a broad facility offering including an expansive sports lounge/restaurant, VLT room and 3,000 SF of meeting/event space.
- The Property has been a steady performer in recent years and remained profitable during the COVID-19 pandemic in 2020 with minimal declines in topline performance. A new owner can explore targeted capital investment projects as well as alternate management/marketing practices to drive growth across the Hotel’s rooms, restaurant and banquet space revenue sources.
- The Hotel is well-located on an expansive 3.8 acre site with excellent visibility off Highway 2, the primary highway leading into High Prairie and within a short drive of major employers, restaurants and local attractions such as Lesser Slave Lake, the largest recreational lake in Alberta.
- High Prairie is located a short two-hour drive from Grande Prairie, a major regional city with a trading area of 250,000 people and four hours from Edmonton. The Town’s local economy is rooted in agriculture, forestry, oil & gas and the service sector.

## Property Overview

Address	4125 52 Avenue, High Prairie, AB
Interest	Fee Simple
Site Size	±3.84 Acres
Built	1997
Height	Two Storeys
Keys	62
Labour	Non-Unionized
Food & Beverage	<ul style="list-style-type: none"><li>• 235-seat Original Six Sports Lounge</li><li>• Complimentary Breakfast</li></ul>
Amenities	<ul style="list-style-type: none"><li>• VLT Room with 10 Machines</li><li>• Three Meeting Rooms (±3,000 SF)</li><li>• Guest Laundry Facilities</li><li>• Bus/Truck/RV Parking</li></ul>
Brand	License Agreement with Days Inn
List Price	\$3.5 million

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Colliers Hotels

[www.collierscanada.com/hotels](http://www.collierscanada.com/hotels)

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