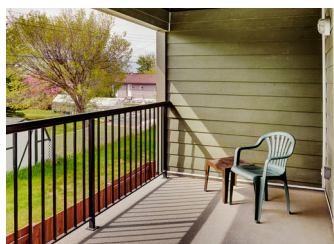


# LAKEVIEW INN & SUITES EDSON AIRPORT WEST

538 63<sup>rd</sup> Street, Edson, Alberta

**COLLIERS INTERNATIONAL HOTELS** has been retained on an exclusive basis by Lakeview Hotel Investment Corp. (the "Owner") to act as advisor and exclusive agent in connection with the sale of its fee simple interest in the **69-key Lakeview Inn & Suites Edson Airport West**, located in Edson, Alberta (the "Hotel", "Property" or "Offering").



## PROPERTY SUMMARY

<b>ADDRESS</b>	538 63 <sup>rd</sup> Street, Edson, Alberta
<b>INTEREST</b>	Fee simple
<b>SITE SIZE</b>	±1.34 acres
<b>BUILT</b>	2004
<b>HEIGHT</b>	Two-storays
<b>KEYS</b>	69 rooms including 11 suites
<b>AMENITIES</b>	<ul style="list-style-type: none"> <li>• One meeting room</li> <li>• Gym</li> <li>• Business centre</li> <li>• Guest laundry facilities</li> <li>• Free Wi-Fi</li> <li>• Free parking</li> </ul>
<b>F&amp;B</b>	Free daily continental breakfast
<b>BRAND &amp; MANAGEMENT</b>	Unencumbered with option to retain current brand and Lakeview Management Inc.
<b>LABOUR</b>	Non-union

## INVESTMENT HIGHLIGHTS

- The Hotel is conveniently located just off the TransCanada Yellowhead Highway, one of Alberta's busiest thoroughfares, and is nearby high-intensity commercial to the east and directly south of the Edson Airport (IATA: YET).
- The Town of Edson is approximately 1-hour and 10-minutes to Jasper National Park by car, making it a common stopover point for tourists en route to the famous Canadian Rocky Mountains.
- Edson is a strategic distribution centre for the energy and forest sectors and is well positioned to benefit from the construction of the \$12.6 billion Trans Mountain Pipeline Expansion, which will run through Edson, among several other large-scale projects in-and-around the area.
- The Hotel is being sold unencumbered by brand & management with the option to retain the flag and Lakeview Management Inc.

**FOR ALL INQUIRIES REGARDING THE PROPOSED SALE, INCLUDING TOURS, PLEASE CONTACT THE EXCLUSIVE ADVISOR:**

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

**HAMIR BANSAL**  
+1 604 661 0850  
hamir.bansal@colliers.com

**TOM ANDREWS**  
+1 604 661 0846  
tom.andrews@colliers.com

**ALAM PIRANI**  
+1 416 643 3414  
alam.pirani@colliers.com

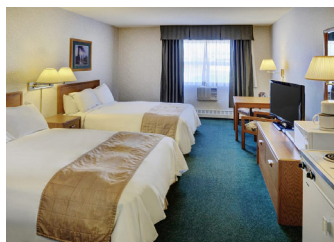
**ROBIN MCLUSKIE**  
+1 416 643 3456  
robin.mcluskie@colliers.com

**JESSI CARRIER**  
+1 514 764 8172  
jessi.carrier@colliers.com

# LAKEVIEW INN & SUITES FORT ST. JOHN

10103 98 Avenue, Fort St. John, British Columbia

**COLLIERS INTERNATIONAL HOTELS** has been retained on an exclusive basis by Lakeview Hotel Investment Corp. (the "Owner") to act as advisor and exclusive agent in connection with the sale of its fee simple interest in the **72-key Lakeview Inn & Suites Fort St. John**, located in Fort St. John, British Columbia (the "Hotel", "Property" or "Offering").



## INVESTMENT HIGHLIGHTS

- The Hotel occupies a convenient downtown location just off Alaska Highway (Hwy 97) in a high-traffic commercial corridor of the City with exposure to passing traffic on 100 Street.
- Fort St. John is home to the majority of the region's recreational, shopping and cultural facilities, acting as the transportation hub and service centre for the surrounding area.
- The City is well positioned to benefit from many major developments nearby, including the \$10.7 billion Site C dam project currently under construction, which is projected to contribute \$3.2 billion to Provincial GDP.
- The Hotel is being sold unencumbered by brand & management, and is not unionized, providing operational flexibility for a new owner. Alternatively, a purchaser has the option to retain the current brand and Lakeview Management Inc.

## PROPERTY SUMMARY

<b>ADDRESS</b>	10103 98 Avenue, Fort St. John, B.C.
<b>INTEREST</b>	Fee simple
<b>SITE SIZE</b>	±1.0 acre
<b>BUILT</b>	1997
<b>HEIGHT</b>	Two-storey hotel and one-storey standalone restaurant
<b>KEYS</b>	72 rooms and suites
<b>AMENITIES</b>	<ul style="list-style-type: none"> <li>• Two meeting rooms</li> <li>• Business centre</li> <li>• Complimentary passes to World Gym</li> <li>• Free airport shuttle service</li> <li>• Free Wi-Fi &amp; parking</li> </ul>
<b>F&amp;B</b>	<ul style="list-style-type: none"> <li>• Roustabout's Restaurant and Bar</li> <li>• Continental breakfast</li> </ul>
<b>BRAND &amp; MANAGEMENT</b>	Unencumbered with option to retain current flag & Lakeview Management Inc.
<b>LABOUR</b>	Non-union

**FOR ALL INQUIRIES REGARDING THE PROPOSED SALE, INCLUDING TOURS, PLEASE CONTACT THE EXCLUSIVE ADVISOR:**

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

**HAMIR BANSAL**  
+1 604 661 0850  
[hamir.bansal@colliers.com](mailto:hamir.bansal@colliers.com)

**TOM ANDREWS**  
+1 604 661 0846  
[tom.andrews@colliers.com](mailto:tom.andrews@colliers.com)

**ALAM PIRANI**  
+1 416 643 3414  
[alam.pirani@colliers.com](mailto:alam.pirani@colliers.com)

**ROBIN MCLUSKIE**  
+1 416 643 3456  
[robin.mcluskie@colliers.com](mailto:robin.mcluskie@colliers.com)

**JESSI CARRIER**  
+1 514 764 8172  
[jessi.carrier@colliers.com](mailto:jessi.carrier@colliers.com)



Please return an executed copy to: [hotels@colliers.com](mailto:hotels@colliers.com)

Attention: Alam Pirani, Robin McLuskie, Tom Andrews, Hamir Bansal, Jessi Carrier

## PRINCIPAL CONFIDENTIALITY AGREEMENT ("Confidentiality Agreement")

### **Lakeview Inn & Suites Edson Airport West and Lakeview Inn & Suites Fort St. John Edson, Alberta and Fort St. John, British Columbia**

The undersigned has been advised that Colliers International Hotels ("Colliers") has been retained on an exclusive basis by Lakeview Hotel Investment Corp. (the "Owner") of the Lakeview Inn & Suites Edson Airport West and Lakeview Inn & Suites Fort St. John (the "Properties"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Properties be directed to Colliers. All fees due Colliers in connection with the sale of the Properties shall be paid by the Owner. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the Properties and agrees that it will not look to the Owner or Colliers for any fees or commissions in connection with the sale of the Properties. The undersigned also hereby acknowledges that it has not dealt with any broker, other than Colliers, regarding the acquisition of the Properties, or if it has, the undersigned hereby agrees to indemnify the Owner and Colliers against any compensation, liability or expense, arising from claims by any other broker or other party the undersigned had dealings with (excluding Colliers) in connection with the sale of the Properties.

Colliers has available for review certain confidential information ("Confidential Information") concerning the Properties. On behalf of the Owner, Colliers may make such Confidential Information available to the undersigned upon execution of this Confidentiality Agreement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Properties. This is not an agreement to sell the Properties or an offer of sale. No agreement binding upon the Owner of the Properties, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Properties enters into a formal binding agreement of sale. The term "Confidential Information" shall not include any information that: (i) is already known to the undersigned at the time of disclosure by Owner; or (ii) is or becomes generally available to the public other than as a result of a disclosure by the undersigned or any Representatives; or (iii) is independently developed by the undersigned and/or its Representatives, without violating any of its obligations under this Confidentiality Agreement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Colliers, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Colliers, nor the Owner makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto, unless the parties should enter into a definitive purchase and sale agreement.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in a confidential manner, and that you will not disclose or permit anyone else to disclose the Confidential Information to any person, firm or entity without prior written authorization of the Owner and Colliers, except that the Confidential Information may be disclosed to your consultants, representatives, agents, affiliates, partners, potential partners, employees, directors, officers, legal counsel and lenders ("Representatives") or pursuant to a court order. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Properties and to terminate discussions with any party at any time with or without notice. This agreement shall expire after two years. If you do not wish to pursue acquisition negotiations you hereby agree to destroy or return the Confidential Information to Colliers.

This Confidentiality Agreement shall be governed by and construed in accordance with the laws of the Provinces of Alberta and British Columbia and the laws of Canada applicable therein.

The Parties have agreed that this Agreement be drafted in English. Les Parties ont exigé et accepté que la présente entente soit rédigée en anglais.

I expressly consent to receiving further electronic communication from Colliers.

If you are in agreement with the foregoing, please return a signed copy of this Confidentiality Agreement to Colliers International Hotels.

### ACCEPTED AND AGREED TO

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

Signature: \_\_\_\_\_  
Name: (Print) \_\_\_\_\_  
Company: \_\_\_\_\_  
Title: \_\_\_\_\_

Full Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_