

HOTEL INVESTMENT OPPORTUNITY

# PODOLLAN REZ-IDENCE & DEVELOPMENT HOTEL

GRANDE PRAIRIE | ALBERTA



Colliers  
Energy  
Markets  
Canada





# OPPORTUNITY

## Investment Highlights

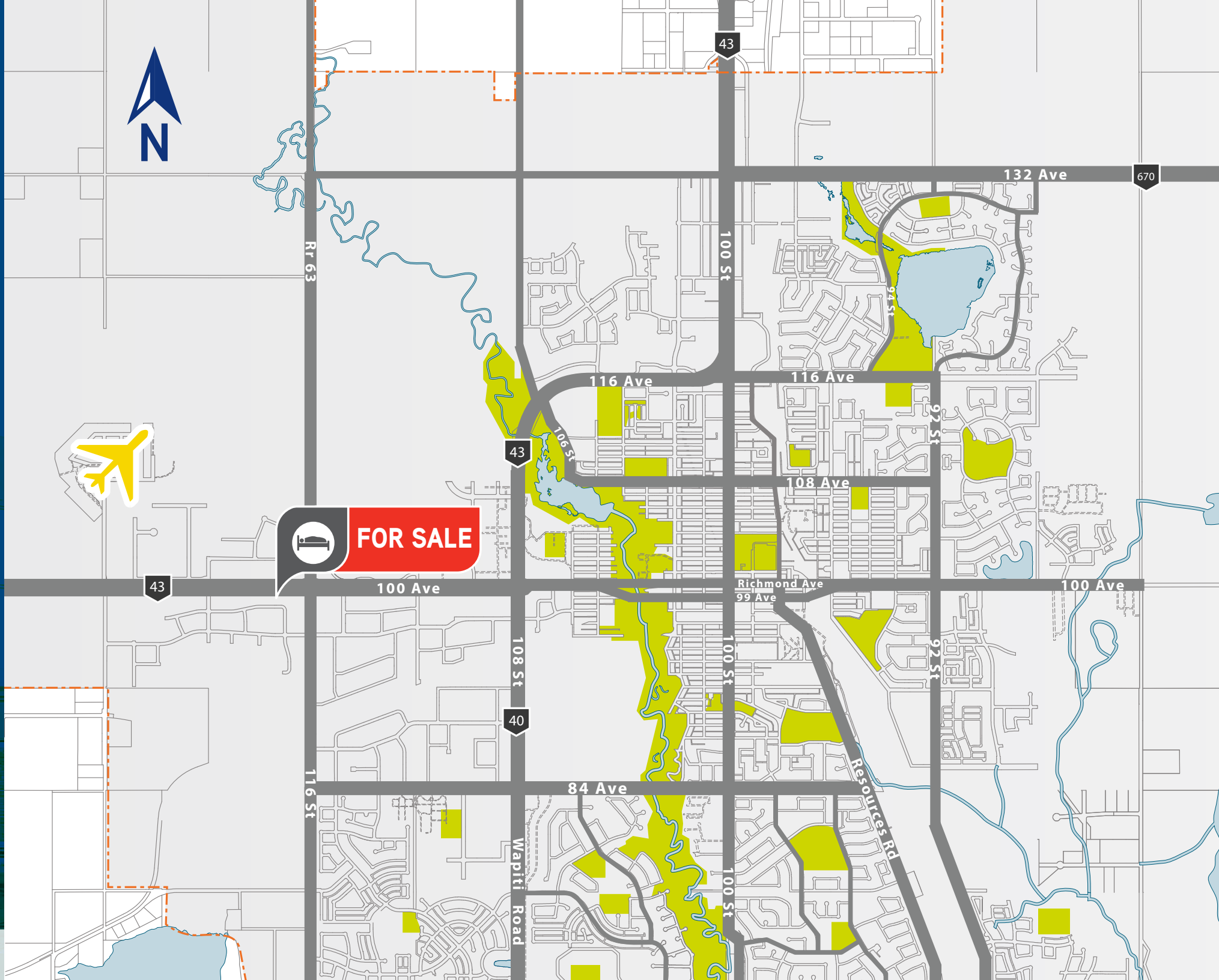
PricewaterhouseCoopers Inc. (the “Receiver”), Receiver of 1905393 Alberta Ltd. pursuant to an order granted by the Court of Queen’s Bench of Alberta, has retained Colliers International (Colliers) to solicit offers to purchase the property described as 11702 99 Avenue, Grande Prairie, Alberta, consisting of one operating hotel and one new hotel in a state of substantial completion (the “Property”). Offering a total of 232 rooms, these two hotels provide the local market with top-tier accommodations offering full services, underground parking, banquet space, fitness and spa amenities, and convenient airport, hospital, and highway access.

- **169 room substantially complete full-service hotel.**
- Established **63 room extended-stay hotel.**
- The hotel is currently unencumbered of management, although full management services are available.
- Robust local economy with a **regional trade area of over 281,000 people.**
- Superior location nearby to airport, hospital, and retail power centres.
- Excellent access and exposure to Highway 43.
- **Strategic location in the heart of the Montney formation** - one of the largest natural gas formations in the world.
- Well positioned to service Grande Prairie’s new \$2 billion methanol plant construction project.
- “As-is” 100% freehold interest sale offered on an unpriced basis, pursuant to a Court of Queen’s Bench Receivership Order.
- Offers will not be reviewed before 4:00 PM MST on **February 19, 2019.**
- **Final offer acceptance is subject to confirmation by the Court of Queen’s Bench.**

For more information or for a copy of the Confidential Information Memorandum (CIM), please contact one of the listing agents. Interested parties will be required to sign a Confidentiality Agreement in advance of receiving a copy of the CIM.

ADDRESS	PARCEL SIZE	FINANCING
➤ 11702 99 <sup>th</sup> Ave	➤ 3.43 Acres	➤ Clear Title on closing
YEAR BUILT	LEGAL ADDRESS	
➤ 2008 / 2020	➤ 0625015;1;4	





# BUILDING SPECIFICATIONS

## Podollan Rez-idence

TYPE	Extended stay
ROOMS	63
PARKING	48 UG + 40 surface
BUILDING AREA	65,280 SF
STOREYS	Four
BUILT	2008

## Development Hotel

TYPE	Full service
ROOMS	169
PARKING	119 UG + 105 surface
BUILDING AREA	117,113 SF
STOREYS	Four
BUILT	2020
AMENITIES	Restaurant, lounge, sports bar, pool, water slide, fitness centre, spa, lobby workstation, market pantry, vending area



POPULATION GROWTH RATE  
3.63% per year

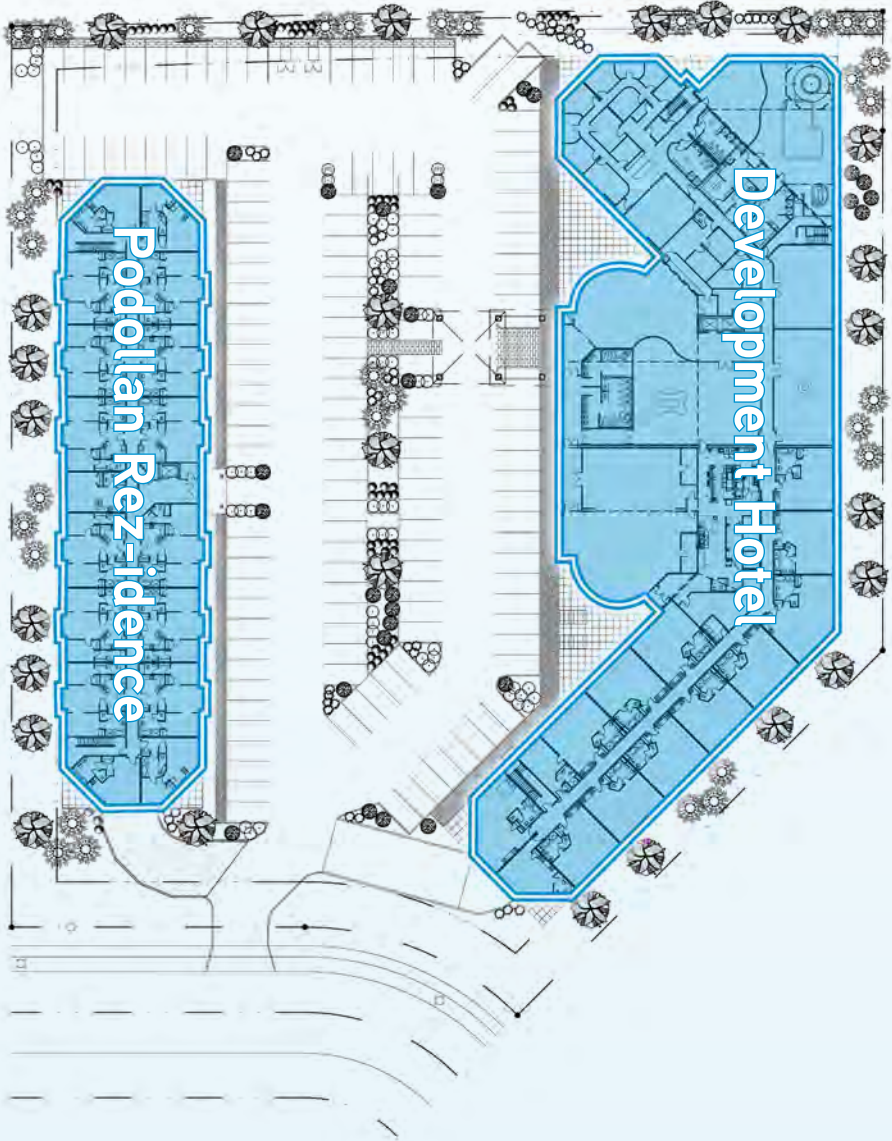


MEDIAN FAMILY INCOME  
\$118,026



PRIMARY TRADE AREA POPULATION  
167,461

## SITE LAYOUT





# OFFERING DETAILS

## & CONFIDENTIALITY AGREEMENT

For more information or for a copy of the Confidential Information Memorandum, please contact one of the listing agents below. Interested parties will be required to sign a Confidentiality Agreement in advance of receiving a copy of the CIM.

Offer submission date is 4:00 PM MST on February 19, 2019.

### EXCLUSIVE AGENTS

#### KEN WILLIAMSON

Senior Vice President

+1 780 966 4116

Ken.Williamson@colliers.com

#### CARL PEDERSEN

Associate Vice President

+1 780 982 0260

Carl.Pedersen@colliers.com

#### MARJORIE ELLIOTT

Associate

+1 778 895 0778

Marjorie.Elliott@colliers.com

#### JASON WILLIAMSON

Associate

+1 780 917 4154

Jason.Williamson@colliers.com



Colliers Macaulay Nicolls Inc.  
2210 Manulife Place, 10180 101 Street  
Edmonton, AB  
+1 780 420 1585  
[www.collierscanada.com](http://www.collierscanada.com)

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