



Asking Price (assets)

\$6.3M



Dauphin,
MB



Parking
on site



Excellent
surrounding
amenities



64 guest
rooms

For Sale | Super 8, Dauphin MB

64-room hotel for sale

The subject property is located at the south entrance to the city surrounded by other commercial retail properties and across from the major shopping centre in Dauphin.

Located on the same side of the street as the subject is the Pizza Hut, Macdonald's, Dollar Store, Co-op Gas Bar, Can-Way Motel, with the major shopping centre located across the street.

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Property Overview

Address	1457 Main Street South, Dauphin MB
Land size	±1.7 acres
Building size	±35,963 SF
Age	1998, addition in 2000
Meeting rooms	60 persons
Rooms	64 (includes 12 kitchenettes)

Amenities

- BBQ Grills
- Bus/truck parking
- Business Centre
- EV Charging
- Fitness Centre
- Elevator
- Free Breakfast
- Free Parking
- Free WiFi
- RV Parking
- On – site guest Laundry
- Pet Friendly

Asking Price	\$6,300,000 (assets)
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Dauphin, MB



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Dauphin is a regional service centre located in the southwest portion of the province of Manitoba. Geographically, Dauphin is nestled on the edge of Riding

Mountain National Park with Duck Mountain Provincial Park across the valley.

- Regional centre with a trade area of 56,000 people.
- 300 km from Winnipeg, 35 minute flight.
- Year-round destination with diverse nature-based attractions, a rich culture and history, along with world-class festivals.
- Dauphin hosts major events such as CountryFest and Canada's National Ukrainian Festival.

Tourism Dauphin

Dauphin is a bustling community, home to Dauphin's CountryFest, Canada's longest running music festival and Canada's National Ukrainian Festival. Dauphin's CountryFest has established itself as a major economic driver within the region generating an economic impact of approximate \$9.7 million over the course of the four-day event. Canada's National Ukrainian Festival has been a tradition for over 55 years. The 2022 Festival will be the 55th anniversary year. Other keystone Dauphin events include Manitoba Culture Days, Dauphin Street Fair and major sporting events.

Festival Attendance

10,000

People attend
the festival

Population increase

50%

During the summer
festivals

Trade Area

56,000

Trading area population,
drawing from parkland



CountryFest - Tourism Dauphin



Photo by: Tourism Dauphin



Photo by: Tourism Dauphin



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