

112 12 Avenue SW
Slave Lake, Alberta

MLS # A2172972



\$9,500,000

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|--------------------|---------------------------|
| Division: | NONE |
| Type: | Hotel/Motel |
| Bus. Type: | Hotel/Motel |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | Slave Lake Big Lake Inn |
| Size: | 42,500 sq.ft. |
| Zoning: | C 1 Central Commercial Di |

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|--------------------|--------------|-----------------------|------------|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | 2.42 Acres |
| Sewer: | - | Lot Feat: | - |
| Inclusions: | Will provide | | |

Three story limit service 89 room wood frame hotel that used to be NOVA Hotel and converted as Big Lake Inn from 2012 .

. Slave Lake has the third largest population base of any Alberta municipality north of Edmonton. Its economy has been driven throughout the past three decades by the Oil& Gas and Forest industries. In a continuing effort to diversify the economy, Slave Lake is encouraging increases in the tourism, manufacturing, and value-added sectors. In addition, Slave Lake is further evolving into an even greater regional service centre, with additional retail, education, health, financial, government, and transportation services. Enterprising men and women recognize the almost unlimited potential for growth and spin-off business in the primary industries of petroleum and forestry, along with burgeoning activity in tourism.

REVENUE(Yearend December 31) 2022 : \$1,975,869, 2023 : \$2,856,40, 2024 till September: \$2,040,349
NET OPERATING INCOME 2022: \$931,975, 2023: \$1,641,247