



AICRE
COMMERCIAL

FOR SALE

HIGHWAY COMMERCIAL
INVESTMENT

55 + 71 Superior Street, Devon, AB

KEY WEST INN INVESTMENT



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**55 + 71 SUPERIOR STREET
FOR SALE**



HIGHLIGHTS

- Highway commercial investment includes Hotel, Restaurant, Bar/Lounge and Auto Shop
- 540' of frontage along Superior Street with high visibility to Highway 60
- 13,000 Vehicles per day on Highway 60
- High exposure location in the heart of Devon, AB
- Exterior paint refresh completed August 2023
- Ample surface parking
- Auto shop leased to Japan Canada Motors
- Restaurant space leased to Highway 60 Grill
- Restaurant is equipped with a large, fixtured kitchen,, dining room and a banquet room
- Hotel amenities include:
 - Lobby
 - Restaurant + Lounge/bar w/ VLTs and Pool tables
 - 56 Hotel rooms
 - Boardroom
 - 2 x ATM Machines
 - Vending Machines



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PROPERTY DETAILS

ADDRESS:	55 + 71 Superior Street, Devon
LEGAL:	Plan 3494TR, Lots 1,2,3,4,5,6,7,8,9 and 9A, Block 17
ZONING:	Highway Commercial
POWER:	200 AMP / 3 Phase (TBC)
HEATING:	Mixed 3 boiler systems / 5 RTUs on roof / AC
TOTAL HOTEL SIZE:	22,470 SF (+/-)
TOTAL AUTO SHOP SIZE:	2,000 SF (+/-)
TOTAL SITE SIZE:	73,226.50 SF (+/-)
PARKING:	120 Surface Stalls
NOI:	TBD
PROPERTY TAX:	\$24,000.00 (2023 Estimate)
SALE PRICE:	Negotiable



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HOTEL

TOTAL SIZE:	22,740 SF (+/-)
YEAR BUILT:	1979 (With Addition in 1999)
TOTAL ROOMS:	56
SECURITY:	Yes - Security Cameras
FIRE SUPPRESSION:	Sprinkler system in building's addition (25 rooms)

KEY WEST INN

- Hotel offers restaurant, bar/lounge, boardroom and Banquet Room
- 2 x ATM Machines
- Vending Machines
- Bar includes:
 - Dart Boards
 - 16 VLTs
 - Pool Tables





LOBBY



LOBBY



LOBBY



SINGLE ROOM



DOUBLE ROOM



DINING ROOM



BANQUET ROOM

RESTAURANT

- YEAR BUILT:** 1979 / 1999
- LEASED:** Yes - Highway 60 Grill
*Lease details available with a signed CA
- SECURITY:** Yes - Security Cameras

RESTAURANT & BANQUET ROOM

- Updates completed in the last 15 years
- Large kitchen with many fixtures and equipment
- 1 x Walk-in cooler
- 1 x Walk-in freezer
- Restaurant dining room with a seating capacity of 114 people
- Private banquet room with a seating capacity of 120 people
- Bar/Lounge has a seating capacity of 180 people



ADDITIONAL PHOTOS

FOR SALE



BAR / LOUNGE



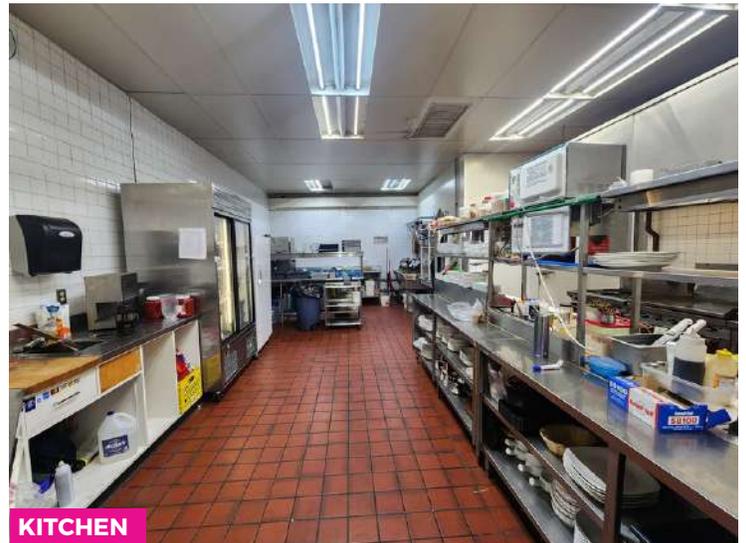
BAR / LOUNGE



BANQUET ROOM



KITCHEN



KITCHEN



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AUTO SHOP

TOTAL SIZE:	2,000 SF (+/-)
YEAR BUILT:	2005
LEASED:	Yes - Japan Canada Motors *Lease details available with a signed CA
BUSINESS TYPE:	Import car sales
LOADING:	5 Grade loading doors
DRIVE-THROUGH BAYS:	Yes - 2



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BUSINESS INCENTIVES

- Devon's pro-business stance offers no business tax
- Highway Commercial zoning allows for a variety of uses
- Strategically positioned to accommodate the growing residential, commercial and industrial communities
- Close proximity to major transportation routes and a short commute to the capital city. Only minutes to the Edmonton International Airport and Nisku Industrial Park



Highway 60 North:	13,700	(+/-) VPD
Highway 60 South:	13,500	(+/-) VPD
Highway 19:	9,180	(+/-) VPD

AMENITIES

- Devon Golf & Conference Centre
- University of Alberta Botanic Gardens
- Leduc #1 Energy Discovery Centre
- Lions Campground
- Voyageur Park
- Community recreation center
- Hockey rink
- K - 12 Education
- High-speed fiber optic internet
- Public pool
- Personal services
- Financial services
- Restaurants
- Local and national retailers



Average household income of \$82,788
24.4% of households earn \$60 - \$100K
26.0% of households earn < \$100,000



57,854 Residents
146,825 Daytime Population
3.2% Growth (2016-2022)
9.2% Projected Growth (2022-2027)

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DEVON

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THRIVING PROVINCE

- Alberta is one of Canada's fastest economically growing provinces and is forecasted to have the country's strongest comeback this year on improved commodity prices
- Alberta has some of the lowest taxes in North America – no provincial sales tax, no payroll tax, no health care premiums, and some of the lowest corporate income taxes in Canada
- Net migration increased by 206.9% year to date with over 52,00 people moving to Alberta

DRIVE TIMES - MAJOR HIGHWAYS

SOUTHWEST EDMONTON ANTHONY HENDAY (HIGHWAY 216)	15 MIN
HIGHWAY 60	1 MIN
HIGHWAY 19	1 MIN
QEII HIGHWAY	15 MIN
HIGHWAY 39	10 MIN

DRIVE TIMES - LOCATIONS

EDMONTON INTERNATIONAL AIRPORT (EIA)	18 MIN
WINDERMERE - EDMONTON	20 MIN
NISKU	17 MIN
LEDUC	20 MIN
RABBIT HILL SNOW RESORT	15 MIN
ACHESON	18 MIN
SPRUCE GROVE	23 MIN