

AVISON
YOUNG



CUSHMAN &
WAKEFIELD
Winnipeg



THE FORT GARRY

HOTEL, SPA AND CONFERENCE CENTRE

222 Broadway, Winnipeg, MB

Investment Summary

Avison Young Hospitality Group | Cushman & Wakefield Winnipeg

CANADA BEST
MANAGED
COMPANIES

Platinum member



INTRODUCTION

Avison Young & Cushman Wakefield Winnipeg have been exclusively retained by the Vendor to market for sale the historic Fort Garry Hotel, Spa & Conference Centre (the “Hotel” located in downtown Winnipeg, Manitoba Canada. This full-service Hotel is an iconic building within the city representing significant future potential via repositioning investment, global hotel brand affiliation and professional management.

The iconic Fort Garry Hotel originally opened in 1913 as the Canadian National (CN) Hotel sharing a rich history with other celebrated Canadian hotels such as the Château Laurier in Ottawa, Hotel Macdonald in Edmonton, Banff Springs, Jasper Park Lodge, Hotel Vancouver, and The Queen Elizabeth in Montreal. It is a prominent building highly visible from multiple vantage points in the city with a desirable Broadway address.

The Hotel has been independently owned and operated for over five decades, three decades under the present ownership, and benefits from a strategic location proximate to a variety of demand generators for both leisure, corporate and group travelers. Attractions such as the RBC Convention Centre, the Canada Life Centre, The Forks National Historic Site, the Canadian Museum for Human Rights and Via Rail station are all within a short distance of the Fort Garry Hotel.

Visit the Fort Garry Hotel website for more info:
fortgarryhotel.com



Property Details

Year Built
1913

Number of Suites
236

Site Area
1.5 acres

Parking Stalls
62 upper, 62 lower,
14 front

Meeting Space
36,000 sf+

Spa Space
16,000 sf+

Fitness Centre Space
7,000 sf+

Union
Unifor



INVESTMENT HIGHLIGHTS

Irreplaceable Asset

There is a movement across the country from sophisticated public and private investors to generate significant investment value by repositioning these iconic assets. Primary examples include the Fairmont Empress in Victoria, Fairmont Hotel Vancouver, Fairmont Royal York in Toronto and Fairmont Queen Elizabeth in Montreal.

Global Hotel Brand Affiliation

The Fort Garry Hotel is presently affiliated with Choice Hotel's Ascend Collection. The majority of global hotel companies have new brand classifications targeting iconic and irreplaceable hotels.

Insertion of New Management

A variety of different hotel management options could drive efficiencies boosting income results. The Fort Garry Hotel has been run as an independent hotel by current ownership for over 30 years.

Sound Market Fundamentals

The general hotel market and economic profile of Winnipeg is healthy. There is significant real estate investment across a variety of asset classes within the city's downtown core.

Ample Availability of Debt

The availability of hotel debt is robust with several traditional and new lenders providing competitive terms. Lenders are willing to incorporate a debt component that provides for asset repositioning.



THE LOCATION



Centrally located in downtown Winnipeg, the Fort Garry Hotel is surrounded by demand generators and is highly accessible. It is located on Broadway, a main thoroughfare which is also a part of the Trans-Canada Highway, and is steps from Union Station providing access to both VIA Rail and local transit options.

WPG Square

PORTAGE PLACE

canada centre life

wagqauumajuq
WINNIPEG ART GALLERY

RBC Convention Centre
WINNIPEG

CANADIAN MUSEUM FOR HUMAN RIGHTS

UNION STATION
VIA Rail Canada
WINNIPEG TRANSIT
BLUE D14
FX2 D15
FX3

THE FORKS NATIONAL HISTORIC SITE

THE FORKS MARKET

JOHNSTON TERMINAL SHOPPING MALL

Manitoba Legislative Building

QUEEN ELIZABETH II GARDENS

Hôpital St-Boniface Hospital





THE FORT GARRY

HOTEL, SPA AND CONFERENCE CENTRE

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