



Double D Motel – Nanton, AB

Offered by NAI Commercial Real Estate Services and Royal LePage Ram Realty

Address: 2405 – 20 Avenue; Nanton, Alberta

Purchase Price: \$580,000

Land: .79 Acres M/I (34,412 sq. ft.)

Rooms – 18

- 5 – Single
- 6 – Single with Kitchenette
- 3 – Double
- 3 – Double with Kitchenette
- 1 – Separate Double - Bungalow 800 square feet
- 1 – Residence Home and Office
- 1 – Oversized Single Garage

Quick Financial View

2010

Normalized Statement:	Annual Revenue	\$110,207
	Expenses	\$46,957
	<u>EBITDA</u>	<u>\$63,250</u>

Plus Residence Living Expense Savings (at \$1300 per month) = \$15,600 per year
 A number (8 to 10) units are rented out monthly for steady cash flow.

Improvements can be made on expense savings and revenue!

This is a terrific owner/operator business. Well known and right on Highway 2 through Town.



Royal LePage Ram Realty
 Al Wutzke – 403-650-7636



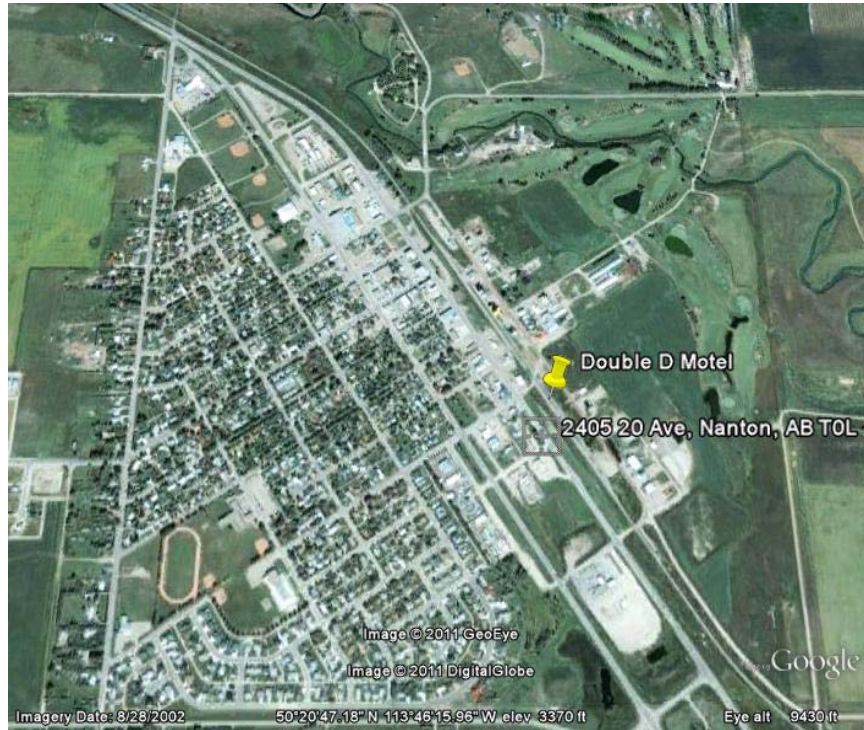
NAI Commercial (Calgary) Ltd.
 Jim Balfour 403-291-8860 and Tim Anderson 403-862-4179

NOTE: PROSPECTIVE PURCHASERS MUST CONFIRM ALL INFORMATION ON-SITE AND TO THEIR OWN SATISFACTION. NAI AND ITS ASSOCIATES MAKE NO ASSURANCES AS TO THE ACCURACY OF THE INFORMATION HEREIN.

The information contained herein is from sources deemed reliable but not warranted to be so and does not form part of any future contract. Interested parties are required to seek their own tax, accounting and legal advice.

Double D Jun-11-3

Double D Motel



2405 – 20th Avenue
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Typical Double Queen Room



Typical Single Queen Room



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Every Room has these items.
17 rooms recently renovated



Kitchenette Room



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Double D Jun-11-3



New Roof on Residence Home and Separate Bungalow Unit
All roofs, except laundry and garage have a Lifetime Warranty

The residence comprises Three (3) Bedrooms, One and One Half (1 ½) Baths, Big Living Room, Family Room and Dining Room, Basement and the Front Office,



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