

**855 FRONT STREET, QUESNEL**  
**GOLD PAN MOTEL: 24-ROOM HOTEL**

**FOR  
SALE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**MARIANNE DECOTIIS**  
PERSONAL REAL ESTATE CORPORATION  
marianne@williamwright.ca  
236.425.1617





# Gold Pan Motel for Sale

## INVESTMENT OPPORTUNITY

William Wright Commercial is proud to present a fantastic investment opportunity: a 24-room hotel that's now available for sale. Located in the heart of a vibrant and tourist-friendly area, this hotel offers endless potential for growth and success.

Nestled in the heart of Quesnel, this motel enjoys a strategic location with proximity to major attractions, businesses, and transportation links. This ensures a consistent stream of guests throughout the year.

The motel features 24 well-appointed rooms and 8 with kitchenettes, designed to provide guests with a relaxing and comfortable experience. All rooms come equipped with TVs, high-speed Wi-Fi, and air conditioning, ensuring guests have a comfortable and pleasant stay. Ample parking spaces are available on the property, ensuring guests' convenience and satisfaction.

<b>LOT SIZE</b>	± 36,429 SQFT
<b>PARKING</b>	Ample
<b>ZONING</b>	C4
<b>PROPERTY TAXES</b>	\$9,208.30
<b>PID</b>	004-418-212
<b>GROSS ANNUAL INCOME</b>	\$310,000
<b>PRICE</b>	Contact Listing Agent





## Property Highlights



24 well-appointed rooms and 8 with kitchenettes, designed to provide guests with a relaxing and comfortable experience



Great road exposure to Highway 97



All guests have access to free Wi-Fi, free parking spot/suite, and easy check-ins/outs



Air conditioned rooms for a comfortable experience at the motel



2 miles away from various parks such as Fraser River Park, Ceal Tingley Park, Johnston Park, LeBourdais Park, and Chuck Beath Memorial Park



4.7 star rating on Google Reviews



Living Quarters is available for the owner/manager to live in, which includes a 3 bedroom with a full kitchen and 1.5 bathrooms



**ROOM OPTIONS**

Deluxe single, double or family room, each suite has its own kind of experience.



**DELUXE SINGLE**



**DOUBLE/FAMILY ROOM**



**LOCATED WITHIN  
The Cariboo Region**




**DOUBLE/FAMILY ROOM**





**GOLD PAN**  
MOTEL



**GOLD PAN MOTEL**  
Every room has a high standard level of comfort and luxury for the guests.



**LIVING QUARTERS**

Living Quarters is available for the owner/manager to live in, which includes a 3 bedroom with a full kitchen and 1.5 bathrooms.







## Amenities

### in the Neighbourhood

#### Restaurants & Cafes

Hab97 Fried Chicken & Mexican Cantina  
 Starbucks  
 Granville's Coffee  
 Himalayan Kitchen  
 Craig's Table  
 Heavy D's BBQ  
 Red Tomato Pies  
 The Occidental  
 The Den by Moonshine Coffee

#### Parks & Recreation

Fraser River Park  
 LeBourdais Park  
 West Fraser Centre  
 Quesnel Downtown RV Park & Campground  
 West Fraser Timber Park  
 Johnston Subdivision Park

#### Shopping & Pharmacy

Safeway  
 Urgent Primary Care Centre  
 Frasersview Pharmacy Ltd  
 Quesnel Primary Care Clinic



### PLANNED B.C. GOLD MINE NEAR QUESNEL PASSES ENVIRONMENTAL ASSESSMENT IN OCTOBER 2023



When completed, the mine is expected to produce about 25 million tonnes of ore over 16 years and employ 500 workers during its operation and up to 300 during construction. Construction costs alone are expected to contribute an estimated \$588 million to the economy over four years, and operations about \$466 million.



## Quesnel Demographics



**Population**  
9,889 (2016)



**Median Age**  
45.6



**Avg. Household Income**  
\$67,000



**Bike Score**  
88

## Driving Distances

**Fraser River Park**  
4 Min Drive

**LeBourdais Park**  
4 Min Drive

**Pinnacles Provincial Park**  
11 Min Drive

**Williams Lake Regional Airport**  
11 Hr Drive

## Location

Quesnel is a city located in the Cariboo region of British Columbia, Canada. It is situated in the central part of the province, and it is known for its natural beauty, outdoor recreational opportunities, and historic significance. Here are some key points about Quesnel. The economy of Quesnel has diversified over the years, with forestry, agriculture, tourism, and small-scale manufacturing being important sectors. The city serves as a hub for the surrounding communities.

## For More Information Contact

**MARIANNE DECOTIIS**  
PERSONAL REAL ESTATE CORPORATION  
marianne@williamwright.ca  
236.425.1617





williamwright.ca



---

**Vancouver Office**  
1340-605 Robson Street  
Vancouver, BC  
604.428.5255

**New Westminster Office**  
350-522 7th Street  
New Westminster, BC  
604.545.0636

**Fraser Valley Office**  
210-8029 199th Street  
Langley, BC  
604.546.5555

**Victoria Office**  
843 Johnson Street  
Victoria, BC  
250.590.5797

**Central Island Office**  
100B-154 Memorial Avenue  
Parksville, BC  
250.586.1226

**Kelowna Office**  
205-478 Bernard Avenue  
Kelowna, BC  
236.420.3558

**Kamloops Office**  
406-121 5th Avenue  
Kamloops, BC  
236.425.1617