# **855 FRONT STREET, QUESNEL**

GOLD PAN MOTEL: 24-ROOM HOTEL

# FOR **SALE**

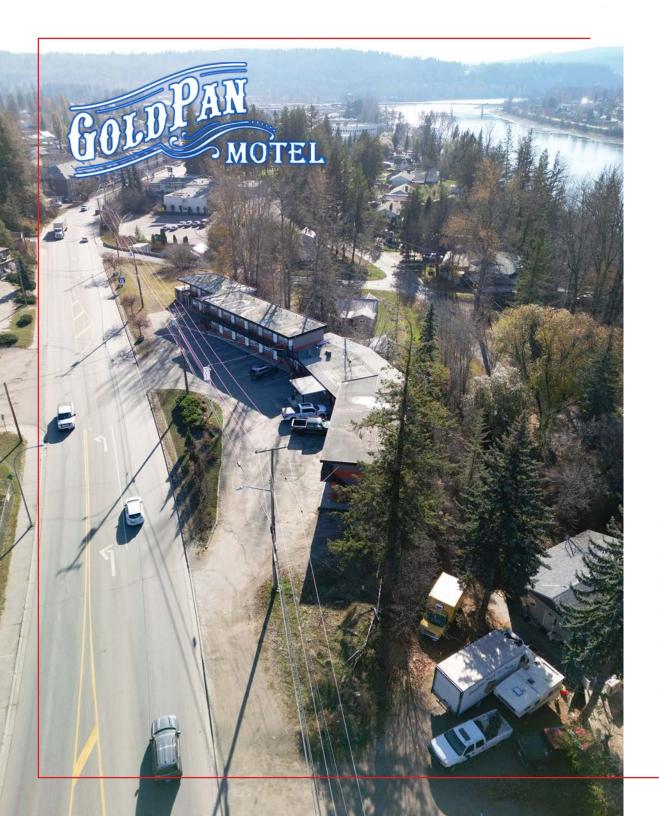


# WILLIAM | WRIGHT

Commercial Real Estate Services

## MARIANNE DECOTIIS

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## **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.

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



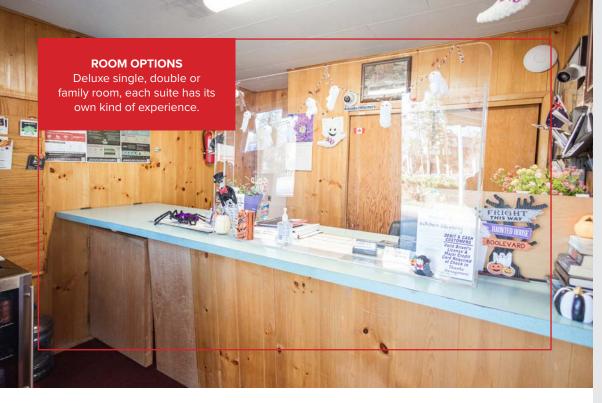
2 miles away from various parks such as Fraser River Park, Ceal Tingley Park, Johnston Park, LeBourdais Park, and Chuck Beath Memorial Park

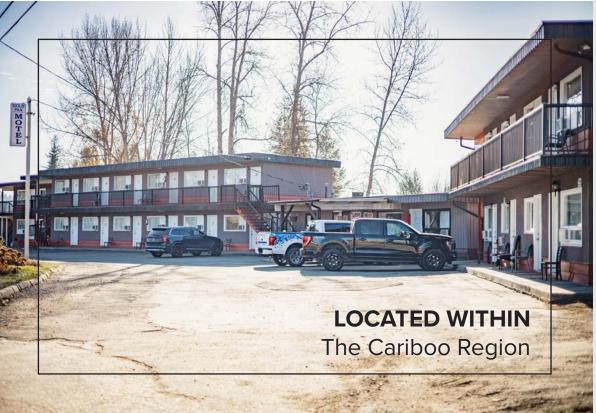


4.7 star rating on Google Reviews



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



















# 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 Subdivison Park

#### **Shopping & Pharmacy**

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



WEST FRASER TIMBER PARK

88 VERY BIKEABLE



# 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** 

## 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

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**Driving** Distances

Fraser River Park

4 Min Drive

**Pinnacles Provincial Park** 11 Min Drive

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