



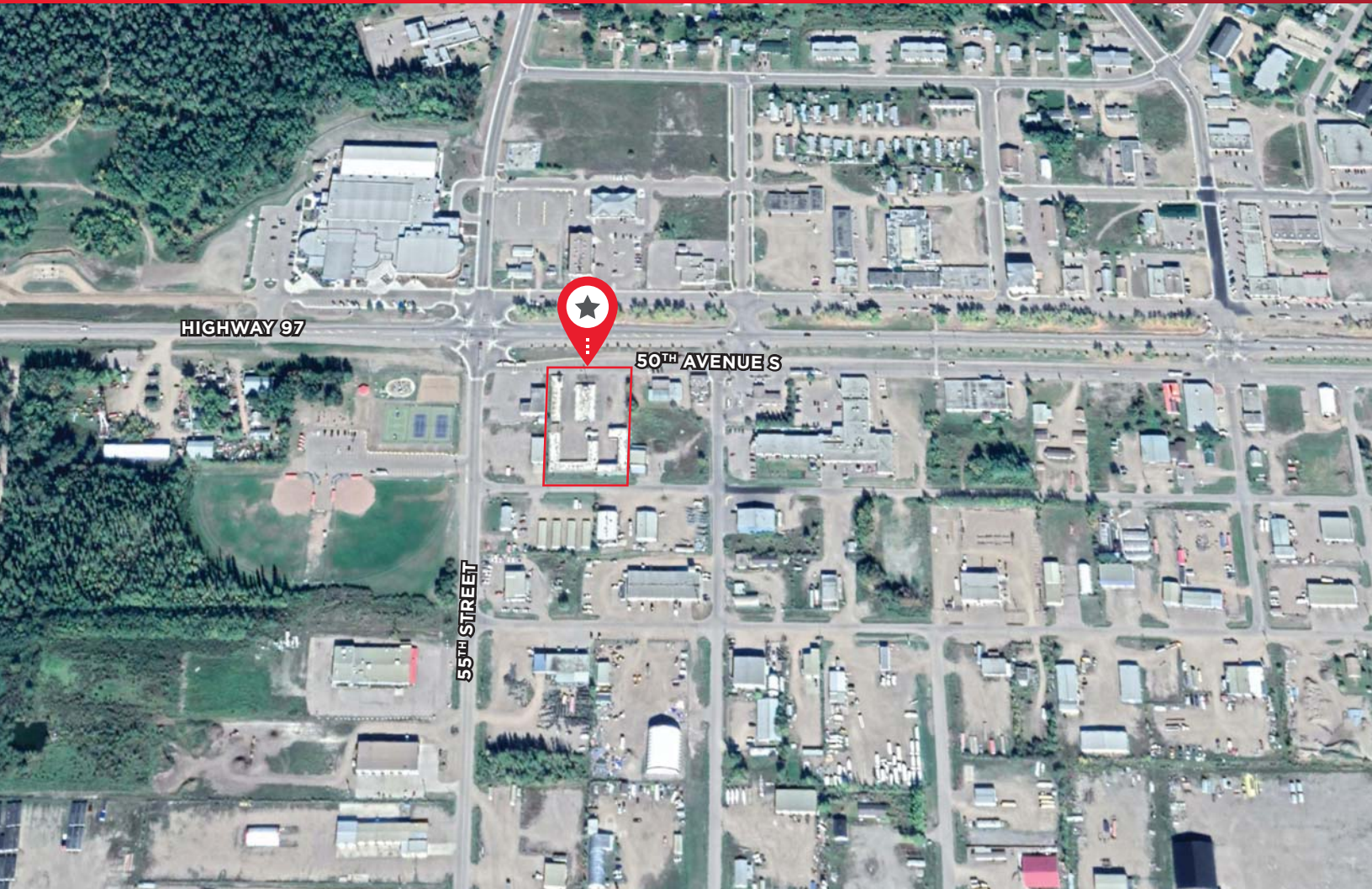
**CUSHMAN &
WAKEFIELD**

FOR SALE

5415 & 5423 50TH AVENUE

FORT NELSON, BC

60 ROOM MOTEL ON ±1.653 ACRES



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FORT NELSON, BC
60 ROOM MOTEL ON ±1.653 ACRES

LOCATION

Fort Nelson lies east of the northern Rocky Mountains in the Peace River region along the Alaska Highway at Mile 300. Natural gas, forestry, agriculture, and tourism make up the majority of the local economy.

ZONING

C2 (Highway Commercial)

LEGAL DESCRIPTION

Lot 1, District Lot 1585, Peace River District, Plan 10576 PID: 005-466-512
Lot 1, District Lot 1585, Peace River District, Plan 9309 PID: 005-466-547
Lot 104 & 105, District Lot 1585, Peace River District, Plan 7421
PID: 005-466-601 & 005-466-610

SITE SIZE

The site is comprised of four legal lots totalling ±1.653 acres

PROPERTY FEATURES

- Located in the heart of Fort Nelson
- Four buildings
- 60 rooms, including 28 kitchenette suites and one handicapped room
- Room sizes from 250 to 500 sq. ft.
- Good Exposure to Hwy #97
- Excellent vehicle and pedestrian access

ASKING PRICE

\$800,000



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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