

**6 RETAIL UNITS & 46 FURNISHED EXTENDED-STAY GUESTROOM
HOTEL FOR SALE: ENJOY THE RENTAL INCOME
LIKE A RENTAL INCOME PROPERTY!**

SILVERADO INN, DAWSON CREEK

10100 10 St, Dawson Creek, BC V1G 3T2



Contact Us For More Information



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SILVERADO INN DAWSON CREEK

BEST LOCATION! GREAT PROFIT! STABLE INCOME!

**Amazing over 10% Cap. Rate Rental Income
without Headaches and Stress
from a typical Hotel Management**

Silverado Inn is situated right on the busy Alaska Ave. (Hwy. 97) in the best corner of Dawson Creek. It's surrounded by many hotels, restaurants, shoppings, banks as well as Tourism Centre and Art Gallery offering lifestyle and convenience to its customers and guests.

Silverado Inn currently produces a stable retail lease income of over **\$190k/Yr** from 6 commercial units (Pub, Restaurant, Gym, Thrift Store and a Dispensary) and also generate a profitable rental income of approx. **\$250/Yr** from 46 furnished extended-stay guestrooms (incl. 20 kitchenette units and currently 3 units are being used by the management) on 2nd & 3rd floor providing convenient downtown lifestyle options to the travelers and locals. The current management has been continuously improving the building over the years and successfully transformed it into lively and vibrant place to visit for the local residents and a great place to stay for the long term guests.

The true beauty of Silverado Inn is a fact that it is a hotel property but being operated like a typical rental income property such as retail commercial lease and an apartment block so it only requires a minimal efforts and cost for the operation, yet the owner team can maximize the tax planning strategy by the expense write-off unlike the strict rental income properties.

Dawson Creek is a one of the major hub-city which plays a very important role in northern BC economy with agricultural and tourism sector as well as the anticipated natural gas industry energy sector and it is forecasted that the city will prosper through the series of booming stages in the next decades.

Absolutely No Direct Contact To Sellers, Employees, Staffs

Asking Price: \$2,450,000 (Share Sale)

Executive Summary

- ❖ Name of Business: Silverado Inn
- ❖ Owner Company: Suede Investments Ltd.
- ❖ Property Address: 10100 10 St, Dawson Creek, BC V1G 3T2
- ❖ Legal Description: LOT 13, BLOCK 2, PLAN PGP2244, SECTION 15, TOWNSHIP 78, RANGE 15, MERIDIAN W6, PEACE RIVER LAND DISTRICT
- ❖ P.I.D: 004-539-044,004-539-052,004-539-061,004-539-079,004-539-036
- ❖ Zoning: C3
- ❖ Land Size: 21,900 Square Feet (0.5 Acre) (182 Ft. x 120 Ft.)
- ❖ Net Leasable Area: 16,348 Square Feet
- ❖ Storeys of Building: 4 Storey (3 floors above ground and 1 basement level)
- ❖ Built in: 1954
- ❖ Facilities: 6 Retail Units (Currently 5 Units Rented)
46 Furnished Guestroom s (Incl. 20 Kitchenette Units and 3 units are being used by the management)
Elevator (Pending final inspection, To be fully operative around Spring 2020)
- ❖ Current Retail Tenants: Pub, Restaurants, Cannabis Store, Gym & Clothing Store etc.
- ❖ Features: Central Downtown Location, Corner Site, High Visibility Street Exposure, Flat Site, Wifi Internet
- ❖ Heating: High-Efficiency Furnace
- ❖ Hydro (Electricity): Three Phase
- ❖ Water & Sewer: Municipal Water & Sewer
- ❖ Assessed Value: \$1,907,200 (2020)

- ❖ **Annual Rental Income:** **Approx. \$447,000 (2 Years Average of 2018 & 2019)**
- ❖ **Annual Expenses:** **Approx. \$200,000 per year (2 Years Average of 2018 & 2019)**
- ❖ **Annual Cash Flow:** **Over \$247,000 per year**
- ❖ **Cap. Rate:** **Over 10 % (On Asking Price)**

❖ REMARK

Great rental income property located in the prime downtown at the busy corner site in Dawson Creek. Great mix of 6 retail commercial units and 46 extended stay type of guestrooms generating excellent cash flow of \$247,000 annually with only one full time employee. This is very rare opportunity that you can find in the market. In addition, Dawson Creek is experiencing the bottom of its economy cycle which means that it only can get better.

Normalized Cash Flow

Normalized Cash Flow

Silverado Inn

Revenue

Retail Lease Income (Current)	Sq. Ft.	Level	\$
Pub	3,500	Main	88,000
Gram (Gym & Fitness Centre)	4,500	Basement	18,000
Hush Store (Clothing Store)	3,500	Main	12,000
Northern Cannabis (Dispensory)	2,000	Main	36,000
Jenny's BBQ House (Restaurant)	3,000	Main	36,000
Vacant Unit	1,500	Basement	
Total Retail Lease Income (Current)	18,000		190,000
Guestroom Rent Income (Based on 2019 Fiscal Year)			248,000
Total Revenue			438,000

Expense (Normalized)

Accounting & legal	3,000
Advertising & Promotion	1,000
Bank Charges	5,000
Gabage Removal	3,200
Insurance	6,000
Office	1,000
Property Tax	36,000
Repair & Maintenance	15,000
Security	2,000
Supplies	2,000
Telephone & Cable	10,000
Utilities & Utility Tax	62,000
Vehicle & Gas	5,000
Wages & Salaries	25,000
Total Expenses (Normalized)	176,200

Net Income	261,800
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1. The revenues of the above cash flow chart has been constructed based on the current rent roll of the commercial retail units and guestroom rental incomes from the 2019 CRA reported financial statement.
2. The above expenses have been normalized based on true expense list of the business operation provided by the management.

Property Assessment Value

10112 10 ST DAWSON CREEK V1G 3T2

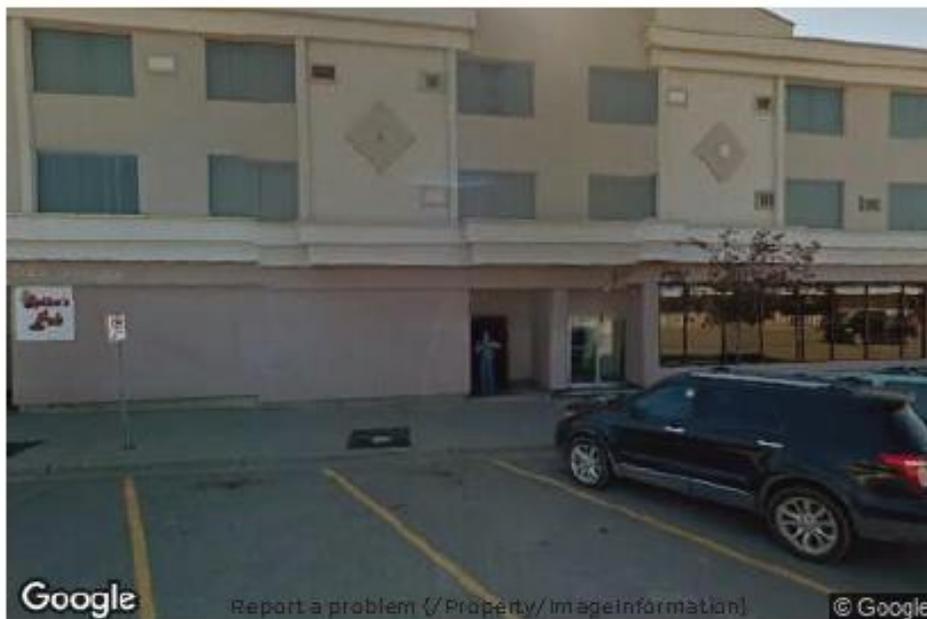
Area-Jurisdiction-Roll: 27-206-000049.000



Favourite



Compare



Total value

\$1,907,200

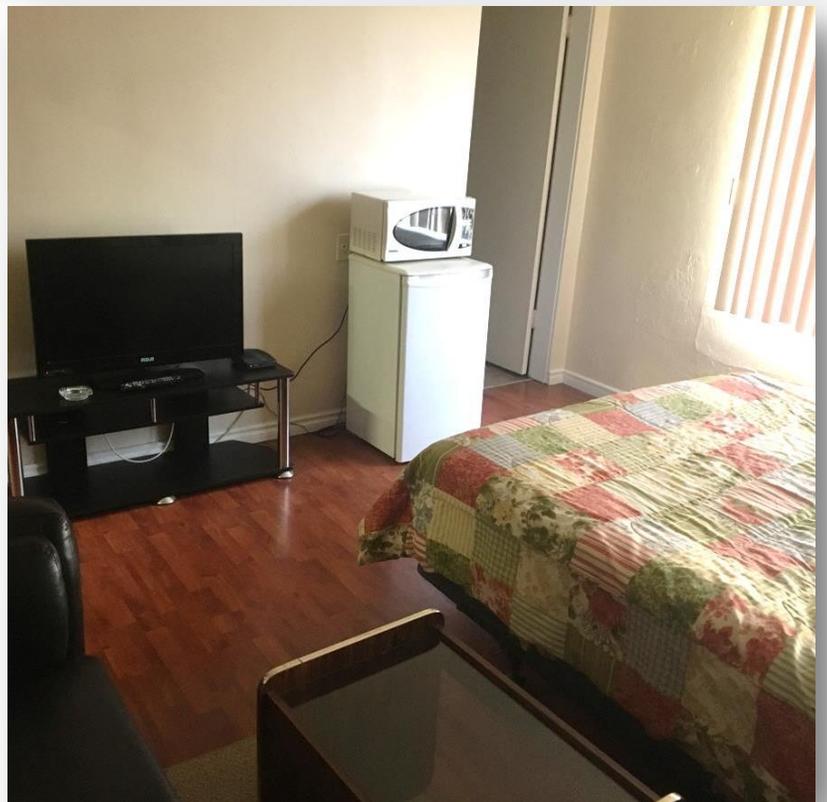
2020 assessment as of July 1, 2019

Land	\$133,200
Buildings	\$1,774,000
Previous year value	\$1,902,400
Land	\$127,400
Buildings	\$1,775,000

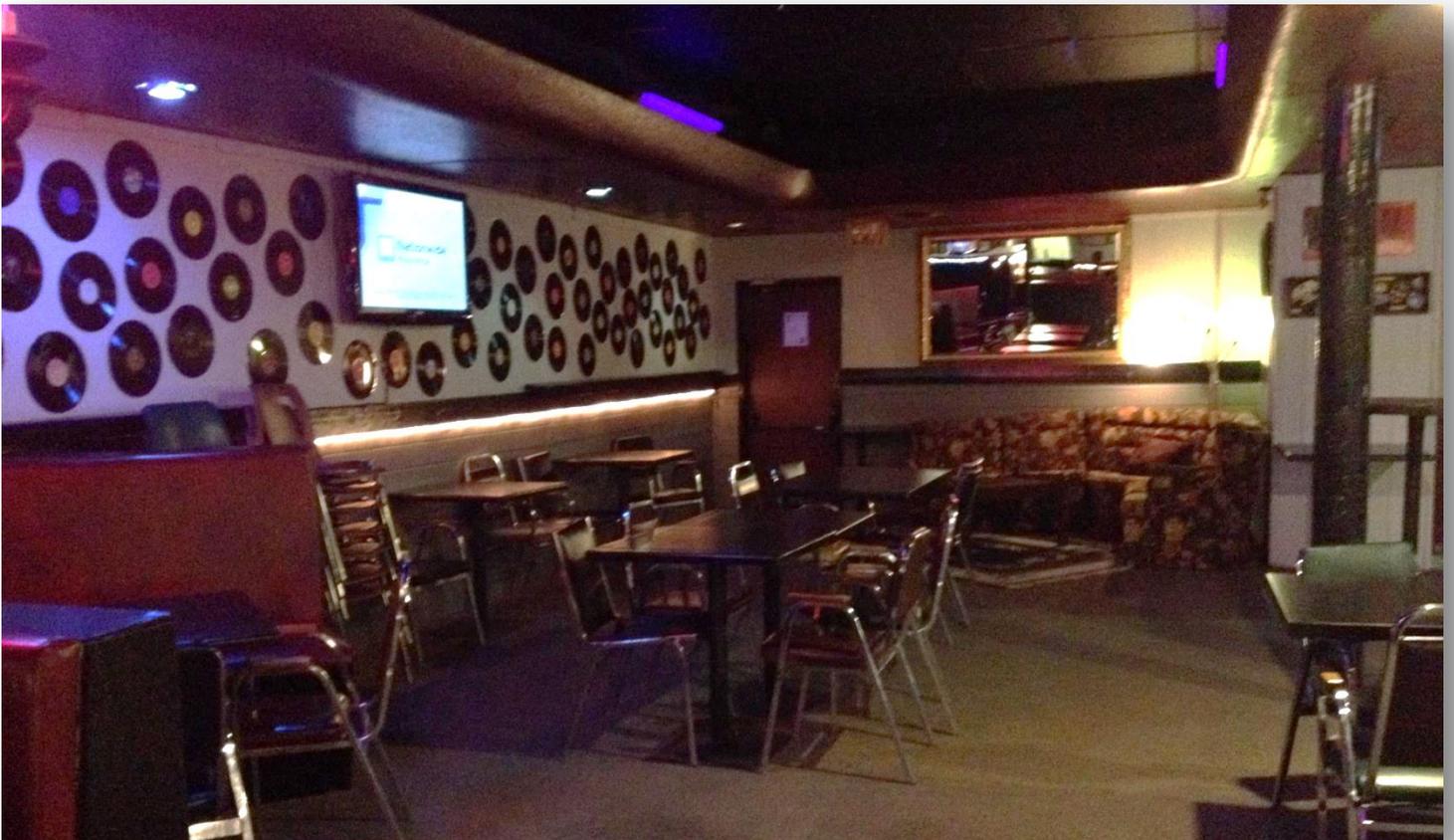
Photos - Exterior



Photos – Guestrooms



Photos – Spike's Pub



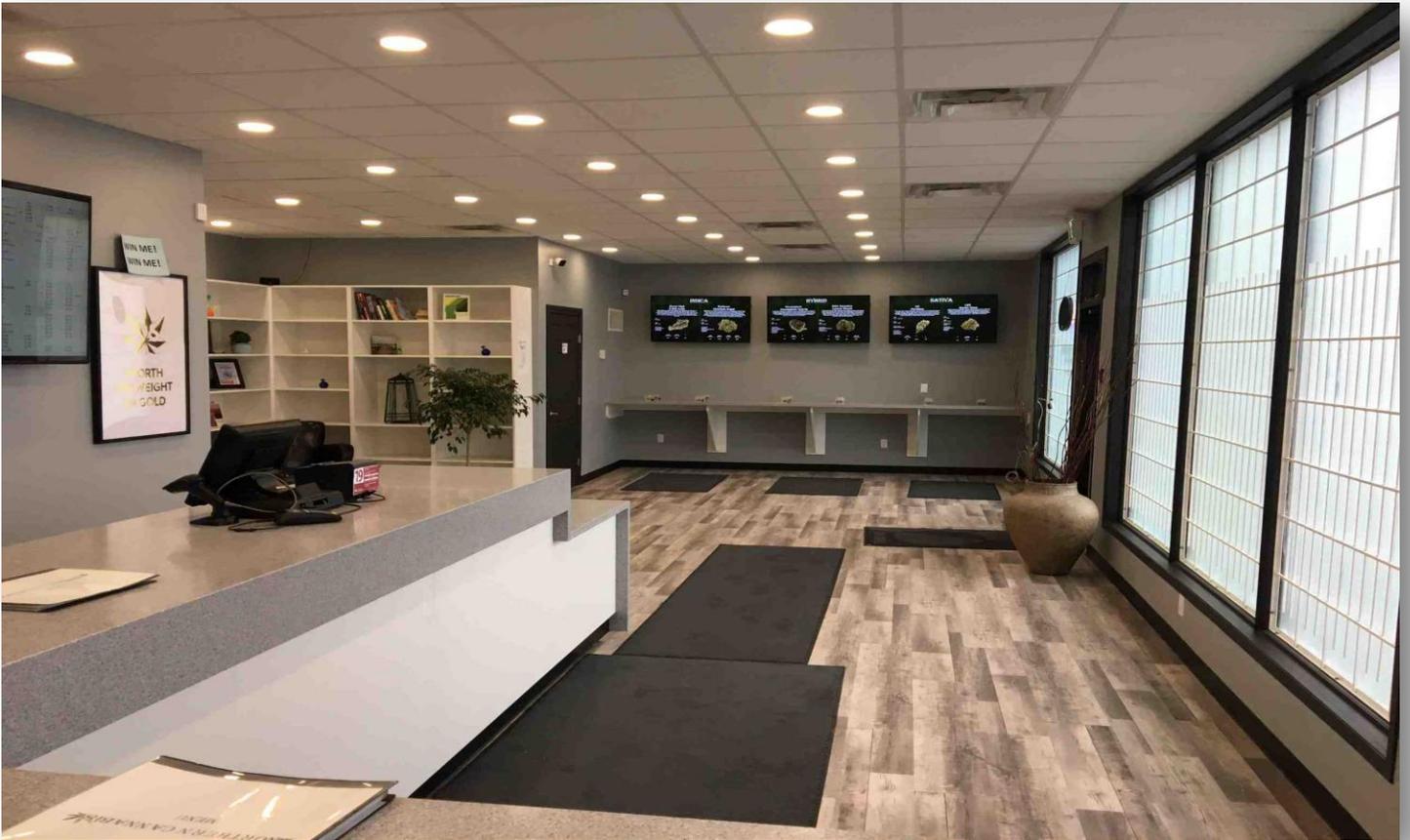
Photos – Jenny’s BBQ House (Restaurant)



Photos – Kitchen



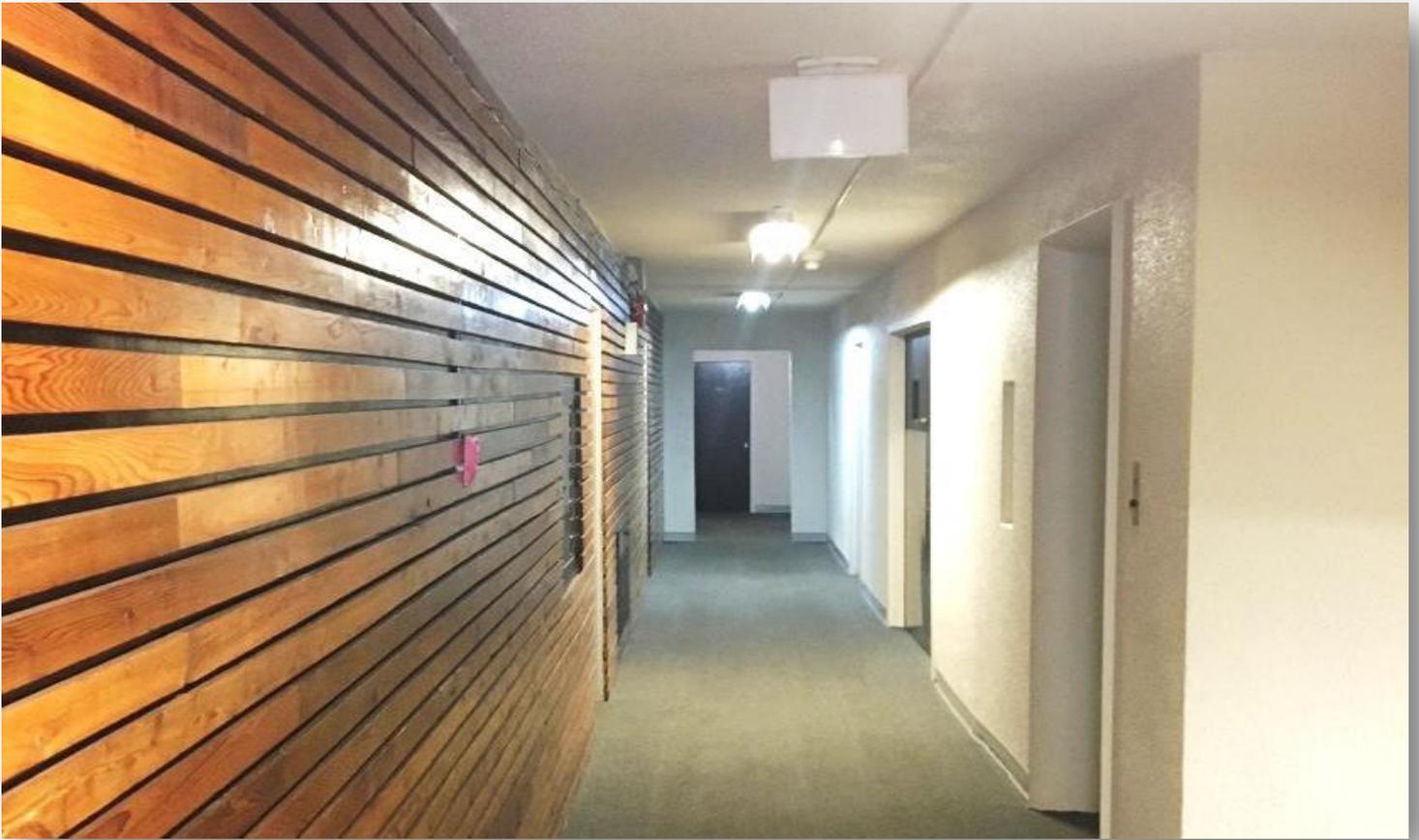
Photos – Northern Cannabis



Photos – Gram (Gym & Fitness Centre)



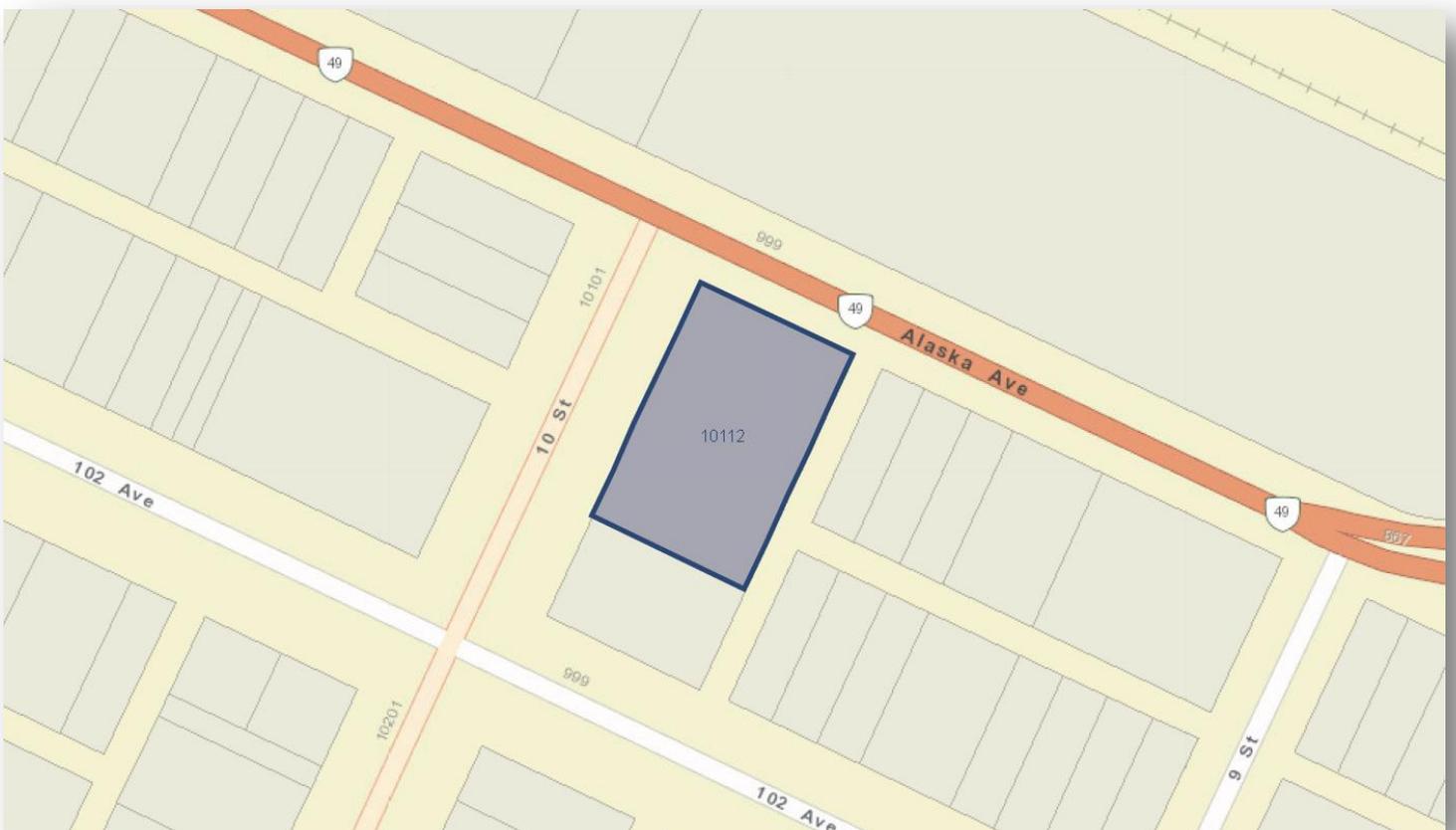
Photos – Hallways



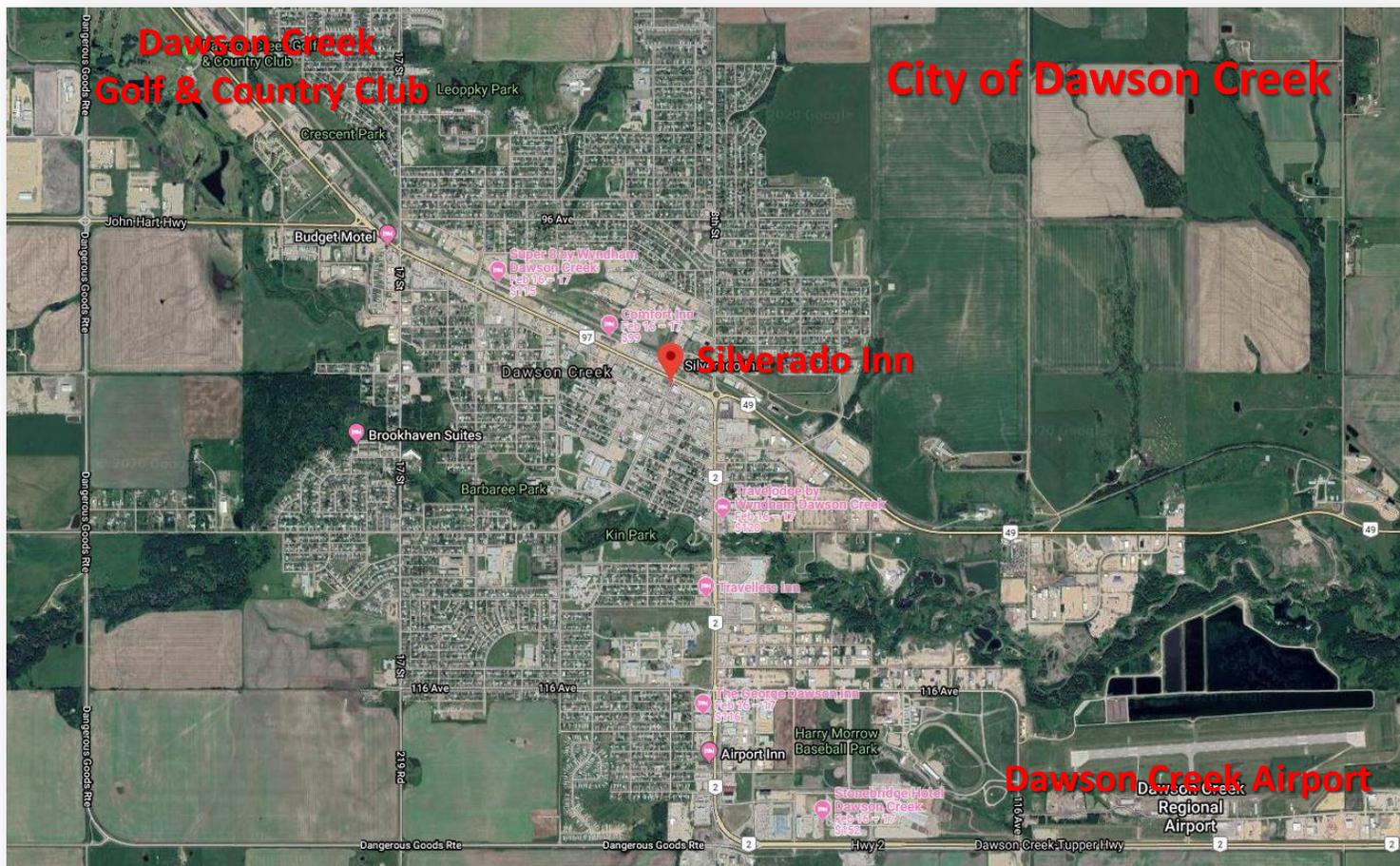
Areal MAP and Site Map



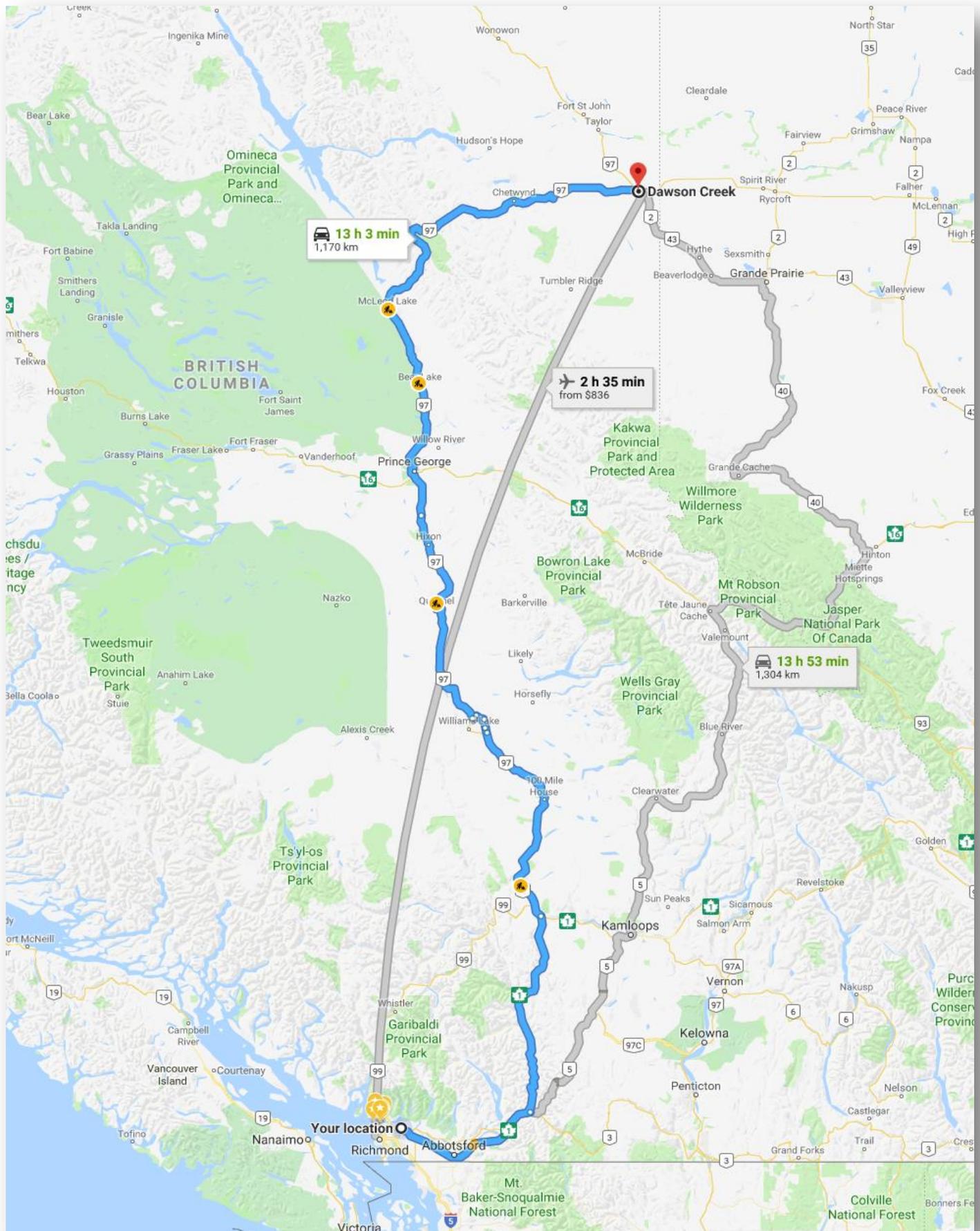
The lot lines over the satellite map is approximate. Please verify if deemed important.



Map of Dawson Creek



From Vancouver To Dawson Creek



Flight Information

Flight Route Available By Central Mountain Air from Vancouver to Dawson Creek

Flight Time: 3.2 hr

Stop over at Prince George



RESERVATIONS
1-888-865-8585

Dates
Flights
Passengers
Payment
Confirmation
Finish

Select Travel Options

All times are airport local

Departure

From: **Vancouver - South** To: **Dawson Creek** Search: **13/06/2019 Thu**

	10/06/2019 Mon	11/06/2019 Tue	12/06/2019 Wed	13/06/2019 Thu	14/06/2019 Fri	15/06/2019 Sat	16/06/2019 Sun
	384.43	-	294.13	203.83	203.83	-	225.88
Flight	Departs	Arrives	Stops	Duration	ECON	FLEX	FLEX+
9M751	07:35 YVR	08:55 YXS	0	3.2h			
					203.83	322.48	504.13
9M743	09:20 YXS	10:50 YDQ	1	3.2h			

Return

From: **Dawson Creek** To: **Vancouver - South** Search: **14/06/2019 Fri**

	11/06/2019 Tue	12/06/2019 Wed	13/06/2019 Thu	14/06/2019 Fri	15/06/2019 Sat	16/06/2019 Sun	17/06/2019 Mon
	-	379.18	198.58	198.58	-	220.63	317.23
Flight	Departs	Arrives	Stops	Duration	ECON	FLEX	FLEX+
9M745	14:10 YDQ	15:50 YXS	1	3.6h			
					198.58	379.18	498.88
9M758	16:20 YXS	17:45 YVR	0	3.6h			

Quick Links

- Baggage
- Check-in Times
- Pet Travel
- Compare Fare Options



RBC Insurance

Travel Information

Departure Flight

From: Vancouver - South
To: Dawson Creek
Departure Date: 13/06/2019 Thu

Return Flight

From: Dawson Creek
To: Vancouver - South
Return Date: 14/06/2019 Fri

Number of Passengers

Adults 1 Children 0 Infants 0

C3 – Highway Commercial Zoning Bylaw

SECTION 18 C-3 COMMERCIAL - HIGHWAY ZONE

Permitted Uses

18.1 The following uses and no others are permitted in the C-3 Zone:

- .1 automobile, boat, trailer and manufactured home sales and rentals including the retail of new parts and accessories and related repair and servicing shop;
- .2 car wash, drive in business;
- .3 delivery, express facility;
- .4 gasoline service station;
- .5 café, restaurant;
- .6 casino
- .7 catering establishment;
- .8 retail food store;
- .9 hardware store;
- .10 laundrette;
- .11 machinery and equipment sales, rentals, repair and servicing;
- .12 building material sales;
- .13 hotel;
- .14 public parking facility;
- .15 public transportation depot;
- .16 commercial parking facility;
- .17 chiropractic office;
- .18 auditorium, gymnasium, meeting hall;
- .19 truck, truck trailer sales and rentals;
- .20 amusement arcade;
- .21 billiard and pool hall;
- .22 bowling alley;
- .23 miniature golf course;
- .24 racquet court;
- .25 roller rink;
- .26 skating rink;
- .27 swimming pool;
- .28 curling rink;
- .29 automotive repair shop except auto body shop;
- .30 tire sales;
- .31 automotive parts supply;
- .32 accessory building, accessory structure;
- .33 accessory dwelling; and
- .34 small animal and veterinary clinic and small animal veterinary hospital
- .35 retail store.



Vancouver

Northern B.C. economy set to boom in the next two years amid provincial slowdown

By **JENNY PENG** StarMetro Vancouver
Tues., Nov. 20, 2018



VANCOUVER—While an economic slowdown is expected for B.C. as a whole in the next four years, a boom is on the horizon for northern B.C.'s economy in 2019 and 2020.

According to the latest Central 1 Credit Union forecast released Tuesday, the \$40-billion liquified natural gas (LNG) investment in Kitimat on B.C.'s west coast will “trigger” a slew of economic spinoffs, including growth in non-residential construction, housing sales and construction, regional spending and employment opportunities.



Kitimat is in the heart of British Columbia's Pacific Inland Coast. According to an economist at Central 1, the main driver of growth in the next two years will be construction and heavy machinery needed to build the export facility in Kitimat and the \$6-billion Coastal GasLink pipeline from Dawson Creek to Kitimat. (DISTRICT OF KITIMAT)

According to Bryan Yu, author and deputy chief economist at Central 1, the main driver of growth in the next two years will be construction and heavy machinery needed to build the export facility in Kitimat and the \$6-billion Coastal GasLink pipeline from Dawson Creek to Kitimat.



NEWS	BUSINESS	SPORTS	ARTS & LIFE	HOMES	TRAVEL	CAREERS	OBITS
NEWS	LOCAL NEWS	FEATURED: THE REAL SCOOP MEDICINE MATTERS THE SEARCH					

LNG, pipeline star in B.C. economic outlook

Weak housing cycle to constrain growth in larger urban areas as construction falls, but general economic trends remain solid.

RANDY SHORE Updated: November 21, 2018

Employment will accelerate in B.C.'s north over the next couple of years, with construction of liquefied natural gas infrastructure and pipelines fuelling a boom in jobs and residential and commercial construction, according to the B.C. Regional Economic Outlook report.

Meanwhile, employment growth in Metro Vancouver and southwestern B.C. is predicted to slow to just over one per cent in 2019 and 2020, as labour shortages and a tight housing market continue to be friction points for businesses and workers, respectively.

Overall, economic growth is expected to fall to between 2.5 and three per cent from 3.8 per cent in 2017.

Total employment will spike on the North Coast in 2020, with the construction of the \$40-billion LNG Canada export terminal at Kitimat and the 700-kilometre TransCanada Coastal GasLink from Dawson Creek, said Bryan Yu, Central 1 Credit Union's deputy chief economist. Terminal construction will require up to 7,500 workers at its peak.

"We expect that boom to last until the plant is complete in 2023," he said. "There will be impacts on housing and jobs along the length of the pipeline, too."