



FOR SALE

Profitable Hotel with Restaurant and Pub on busy Highway

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\$1,880,000



**Macdonald
Realty**



About This Property

Municipal Address:

1867 Hwy 3B, Fruitvale, BC, V0G 1L1

Property Type:

Two storey concrete block and wood framed motel development with twenty (20) rooms, ±120 seat restaurant and ±158 seat pub.

PID: 011-784-199

Year Built: 1979

Legal Description:

Lot 1 DL 1236 Plan 9487 Except Plan 17524; Lot F DL 1236 Plan 1872 Except Plans 1938, 2691 and 4217; Parcel A (Explanatory Plan 1011941) Lot 42 DL 1236 Plan 785A and Lot 1 DL 1236 Plan 2691 Kootenay District.

Site Size:

±59,739 sq. ft.; ±1.371 ac.

Total Gross Built Areas:

Main Floor 8,196 sq. ft.

2nd Floor 7,692 sq. ft.

Total Motel Building 15,888 sq. ft.

Zoning:

Commercial 2 Zone (Highway Commercial)

New Roof May 1998

Total Units

The development comprises ±8,196 sq. ft. on the main level and includes a 120 seat restaurant, 158 seat pub, meeting room and motel lobby. The 20 (effective 19) rooms are located on the second level comprising ±7,692 sq. ft. The motel offers ±273 sq. ft. (13 x 21 ft.) units in a selection of one or two bed rooms. Each offers a minimum of a four piece bath with average quality fixtures and average standard room furnishings.

About the Area

Fruitvale, BC, incorporated as a village in 1952, population 2016 (2011c), 1952 (2006c). The Village of Fruitvale is located in the southern interior of BC close to the US border, 11 km east of TRAIL, 645 km east of Vancouver.

Fruitvale, BC, incorporated as a village in 1952, population 2016 (2011c), 1952 (2006c). The Village of Fruitvale is located in the southern interior of BC close to the US border, 11 km east of TRAIL, 645 km east of Vancouver. Fruitvale was originally a stop on the Great Northern Railway called Beaver Siding. In 1906 a land corporation, Fruitvale Ltd, purchased land on both sides of the stop and changed the name, to Fruitvale. The name was probably chosen as a promotional incentive. In spite of its name, however, agriculture is not the town's main economic activity. The local economic base includes smelting and refining, the production of fertilizer, lumbering and a retail and service sector. Many citizens of Fruitvale work in the neighbouring town of Trail.



BUILDING INFORMATION

Foundation:

Perimeter poured 8" concrete footings and pony walls.

Exterior Walls:

Concrete block, stucco and brick facing.

Interior Walls:

Various finishes used throughout including painted drywall, wallpaper & wainscoting and stucco.

Doors/Windows:

Windows are twin seal. Wood interior doors. Commercial metal entrance assemblies.

Floors:

Poured concrete, finished flooring of various materials, including commercial grade carpet and tile, sheet linoleum and vinyl tile.

Ceiling:

Various finishes used throughout including painted stippled drywall, suspended acoustic tile.

Plumbing:

Adequate availability of fixtures throughout public areas and room rentals. Rooms each have 4 piece baths and average sized vanities. Average to good quality usual to building class and type.

Electrical:

600 amp main service, split down through various 200 amp sub-panels, adequate availability of service throughout. Lighting is predominantly surface mounted fluorescent fixtures.

Heating/Cooling:

Room rental units have individual wall-mounted electric baseboard heating. Three separate HVAC units service the pub, lobby/lounge and restaurant. One 80 US gallon hot water heater plus circulation pump services the development.

Yard Improvements:

Asphalt paved and curbed parking areas.

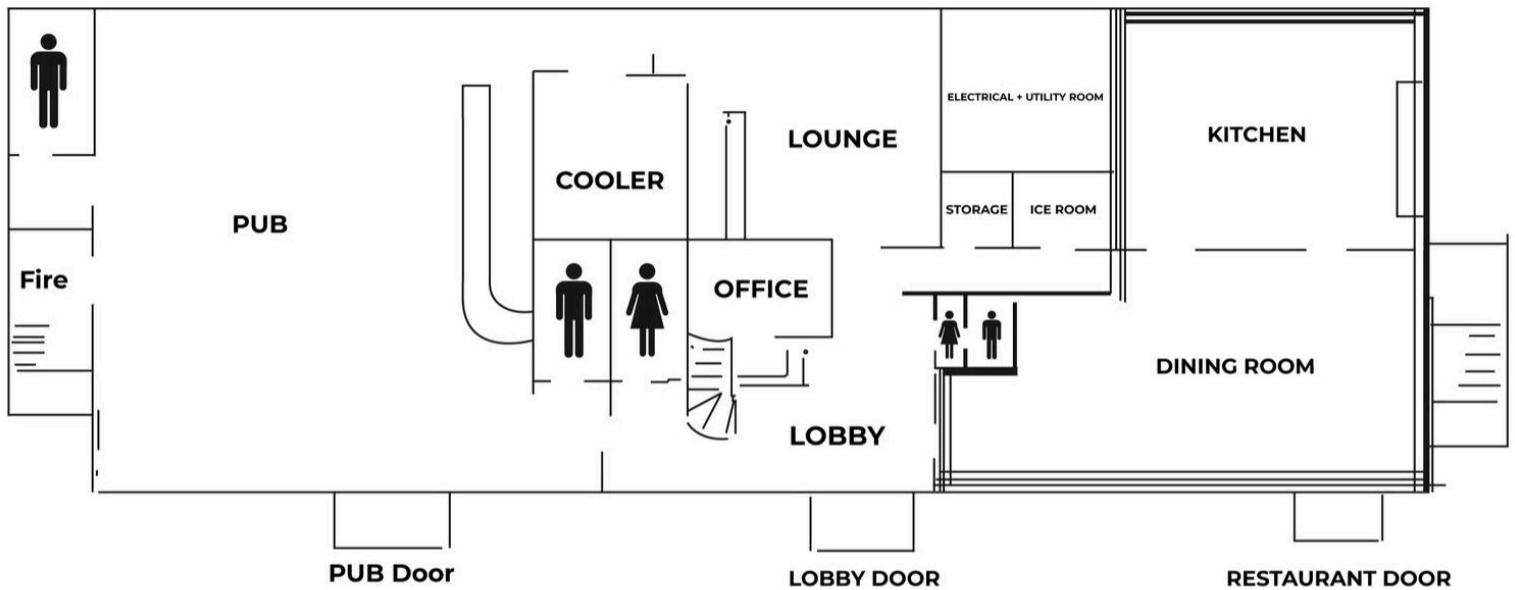
Age and Condition:

Original construction date reported to be 1980. Upgrading and refurbishing to the room rental units has occurred . Good overall maintained condition.



MAIN FLOOR FLOORPLAN

VILLAGERS INN



PARKING LOT

LOCATION



BS ASSESSMENT

1867 HIGHWAY 3B FRUITVALE

Area-Jurisdiction-Roll: 21-521-00211.000



Total value **\$563,900**

2024 assessment as of July 1, 2023

Land \$313,000

Buildings \$250,900

Previous year value \$463,400

Land \$283,200

Buildings \$180,200

Property information

Year built	1979
Description	Motel
Bedrooms	
Baths	
Carports	
Garages	
Land size	1.15 Acres
First floor area	
Second floor area	
Basement finish area	
Strata area	
Building storeys	3
Gross leasable area	
Net leasable area	6,176
No. of apartment units	

Legal description and parcel ID

LOT 1, PLAN NEP9487, DISTRICT LOT 1236, KOOTENAY LAND DISTRICT, EXCEPT PLAN 17524

PID: 007-785-658

[see more legal descriptions below](#)

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width
Length
Total area

RESTAURANT SCHEDULE OF ASSETS

1 - Sharp E R Till
S/N 29000129

1 - Quest gas fired:
6 burner stove with double oven grill charbroiler

2 - Quest gas fired
double deep fryers all covered by stainless steel overhead
vents and fans

1 - Thermaduke gas fired 3 place steam table with:
2 deep, 3 medium and 2 short chafing dishes 2 lids and 2
mounting stands

1 - Garland Pizza Oven
S/N 371166

1 - General Electric Microwave Oven
S/N HG910170D

1 - Cold table made from freezer

1 - Foster upright cooler
S/N 44828

1 - United Cooler Nigara upright cooler
S/N 7495

1 - Coldstream upright cooler
S/N 80D1849

1 - Frigidaire upright freezer
S/N WB30811396

1 - Westinghouse chest freezer

1 - Continental chest freezer

1 - Unidentifiable chest freezer

1 - Champion dishwasher
S/N 61625 with 18 feed of stainless steel racking and
table.

1 - Hobart Toaster
S/N 09110203PL

6 - Dining tables with wooden bases

9 - Dining tables with metal bases

51 - Wooden chairs

10 - Metal framed chairs



PICTURES



ABOUT ME

Samantha Ashly

Samantha has been serving the B2B industry in Kelowna for over 17 years, predominantly in the fields of sales and marketing. In 2008 She was the National Sales & Marketing manager for Homes & Land Real Estate Magazine until she launched her own publication, The Kelowna Shopping Guide, which she franchised in 2013. In 2014 she founded OMG Web Development & Design Inc., a boutique digital marketing agency which has brought to market and grown several national brands.

She help found the Kelowna chapter of Valhalla Angels. An Angel Investment Club in Kelowna that was expanding from Alberta. In 2018, she acquired The Downtown Business Center, a Commercial Office Rental business in Downtown Kelowna which has since grown to over 3 different office centre's.

With her diverse background in entrepreneurship, private equity, business development, leasing and real estate marketing she is uniquely qualified to help local Real Estate Investors buy, sell and lease Commercial Real Estate in the Okanagan.



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*Thank
You*

To view this property please contact

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