

Traveller's
Downtown

SOLD!



Flagship Sale – Traveller's Inn-Downtown, 1850 Douglas Street, Victoria, BC

Located at 1850 Douglas Street in downtown Victoria, B.C., the Traveller's Inn – Downtown (the "Subject Property"), was the flagship for what was once one of the largest discount hotel brands in Greater Victoria. The Subject Property is located 25 minutes drive from the Swartz Bay ferry terminal and 5 minutes drive from Victoria's harbour. The three-level, 74 room wood frame hotel, built in 1973, has been upgraded and renovated over the years. The property includes 19 surface and 54 underground parking stalls and is conveniently located within walking distance of shopping, tourism attractions and the Save-On-Foods Memorial Centre. A new roof was put on the hotel in September 2010.



G. Powroznik Group Inc. in its capacity as the Receiver-Manager of T.S. Kwon Holdings Ltd. is offering for sale the Traveller's Inn - Downtown at 1850 Douglas Street, in central downtown Victoria, B.C., Canada. The subject property is located 25 minutes drive from the Swartz Bay ferry terminal and 5 minutes drive from Victoria's harbour.

All offers to purchase are subject to approval of the Supreme Court of British Columbia. All offers must be made for the property on an "as is where is" basis and cannot include any representations or warranties by the seller. The buyer must rely solely on its own investigations with the respect to all aspects of the transaction.



Specifications

Property Civic Address: 1850 Douglas St. Victoria, BC

Legal Description: PID: 002-916-029
Lot A of Lots 629, 630 & 631,
Victoria City, Plan 25475

Area of land: 21,811sf (+/- 0.5 acre)

Parking spaces: 19 uncovered, 54 covered

2010 Assessed Value: **Land:** \$2,591,000
Improvements: \$1,838,000
Total: \$4,429,000

2010 Property Taxes: \$103,754

Number of Rooms: **Upper Floor:** 25
Main Floor: 24
Lower Floor: 25
Total: 74

Number of Stories: 3 plus parkade

Age of Building: **Built:** 1973
Renovated: 2010

Gross Building Area (sf) Total: 29,886 sf.



The gross floor area of the building is reported to be 29,886 sf with an additional 9,962 sf of covered parking and utility/storage areas. The building sits on approximately 0.5 acres (21,811 sf) of land and is accessed from the east from Douglas Street. The site is fully serviced with municipal water/sewer/gas/drainage.

The site is zoned CA.3 (Central Area General Commercial District). The primary permitted uses are: transient accommodation and accessory uses, residences, bakeries, chartered banks, and offices used for business, charitable, religious, political or other purposes.

Parties interested in acquiring the Traveller's Inn - Downtown should contact G. Powroznik Group Inc., Receiver-Manager of T.S. Kwon Holdings Ltd. to obtain, sign and return a confidentiality agreement and then receive access to further confidential information.

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DISCLAIMER: Any and all information or documentation obtained by any Interested Party from the Receiver-Manager of Sunrise Ridge Resort Ltd. has been prepared solely for the convenience of those bidders and is not warranted to be accurate or complete.

Receivership Sale

Traveller's Inn- Downtown

Location and Surrounding Areas



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