

FOR SALE

PRAIRIE HOTEL PORTFOLIO

Available as a portfolio or separately

AVISON
YOUNG



TRAVELODGE, LLOYDMINSTER

PRICE: \$9,900,000 | PRICE PER ROOM: \$60,000 | CAP RATE: 7.6%



TROPICAL INN, NORTH BATTLEFORD

PRICE: \$8,000,000 | PRICE PER ROOM: \$67,226 | CAP RATE: 11.8%



TRAVELODGE, NORTH BATTLEFORD

PRICE: \$2,400,000 | PRICE PER ROOM: \$27,586 | CAP RATE: 12.8%



TRAVELODGE, MEADOW LAKE

PRICE: \$1,500,000 | PRICE PER ROOM: \$34,090 | CAP RATE: 2.2%

EXECUTIVE SUMMARY

DIVERSE HOTEL PORTFOLIO
OPPORTUNITY

Avison Young is pleased to offer for sale the Prairie Hotel Portfolio, located at 5621 - 44 Street, Lloydminster, AB; 1001 SK-16, North Battleford, SK; 992 - 101 Street, North Battleford, SK; 101 - 1 Street E, Meadow Lake, SK (the “Properties” “Portfolio” or “Offering”). These Properties are available for purchase together or individually, presenting a unique opportunity to acquire full-service hotels in Alberta & Saskatchewan secondary markets.

The **Travelodge Lloydminster** offers 165 guestrooms and an extensive amenity package featuring an indoor pool, hot tub, sauna, full-service spa, fitness facilities, and four meeting rooms with a 4,200 SF conference centre. Its location along Lloydminster’s main commercial corridor ensures strong exposure and convenient access to parks, shopping, and major highways, driving consistent traveler demand. On-site food and beverage services are provided by the Longbranch Steakhouse & Bar.

The **Tropical Inn North Battleford** features 119 guestrooms alongside a full suite of amenities including two restaurants and seven banquet rooms, providing appealing income diversification through lodging, food & beverage, and meeting facilities. Situated along the Highway 16 Bypass, the property benefits from excellent visibility and proximity to major routes, shopping, recreation, and the nearby airport.

The **Travelodge North Battleford** includes 87 guestrooms, three meeting rooms, an on-site restaurant, and a highly central location in the heart of North Battleford. Its walkable proximity

to shopping, dining, entertainment, and community services positions the property to attract both business and leisure travelers. The hotel’s meeting capacity supports conferences, banquets, and corporate functions.

The **Travelodge Meadow Lake** offers 44 guestrooms with a mix of standard rooms, kitchenettes, and a king suite, complemented by one on-site meeting room. Located in the growing community of Meadow Lake, the property benefits from strong regional business activity, tourism linked to nearby lakes and natural attractions, and steady traveler demand.

Collectively, the Portfolio serves a broad range of guests supported by diverse room mixes, restaurants, banquet spaces, and wellness amenities. With clear opportunities for operational enhancements, management optimization, and potential brand repositioning, the Portfolio offers a compelling investment opportunity across resilient Prairie markets characterized by strong transportation connectivity and diversified demand drivers.

The Portfolio is being offered with no set bid date. Offers will be reviewed as they are received.

For additional information, please contact a member of the Avison Young advisory team.

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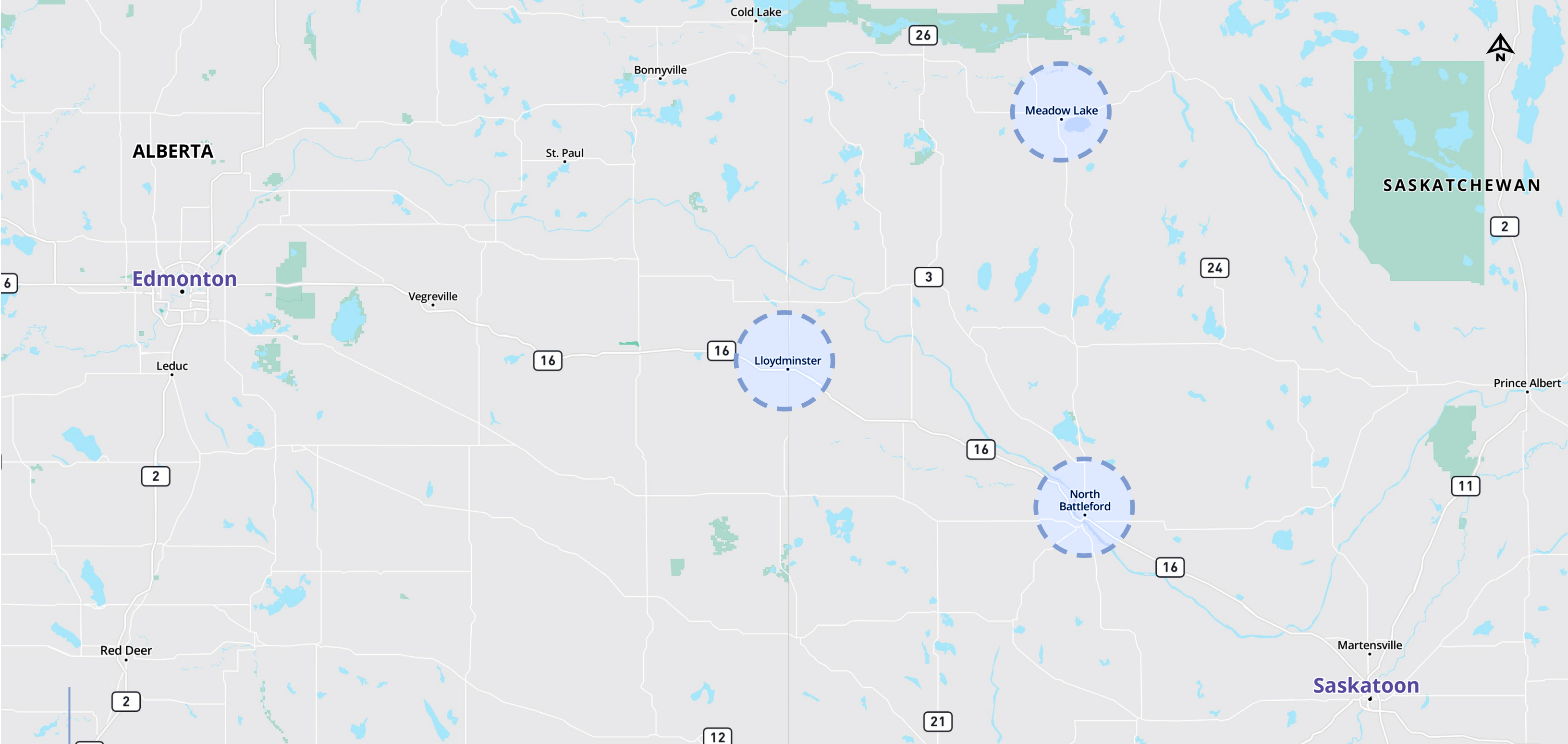
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LOCATION OVERVIEW

DRIVE TIMES

2 HRS 34 MINS
LLOYDMINSTER TO SASKATOON

1 HR 20 MINS
NORTH BATTLEFORD TO SASKATOON

3 HRS 3 MINS
MEADOW LAKE TO SASKATOON

2 HRS 35 MINS
LLOYDMINSTER TO EDMONTON

3 HRS 50 MINS
NORTH BATTLEFORD TO EDMONTON

4 HRS 30 MINS
MEADOW LAKE TO EDMONTON

PROPERTY SPECIFICATIONS

TRAVELODGE, LLOYDMINSTER



PROPERTY OVERVIEW



Legal address Plan 0728978, Block G, Lot 2													
Site size 3.3 Acres													
Zoning C2 - Highway Commercial District													
Hotel class 3-Star													
Building area ±109,500 SF													
Room mix <table><tr><td>Single Queen:</td><td>9</td></tr><tr><td>Single Queen HB:</td><td>10</td></tr><tr><td>Single King:</td><td>20</td></tr><tr><td>Double Queen:</td><td>110</td></tr><tr><td>Suites (King) HB:</td><td>16</td></tr><tr><td>TOTAL:</td><td>165</td></tr></table>		Single Queen:	9	Single Queen HB:	10	Single King:	20	Double Queen:	110	Suites (King) HB:	16	TOTAL:	165
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Double Queen:	110												
Suites (King) HB:	16												
TOTAL:	165												
Municipal address 5621 - 44 Street, Lloydminster, AB													
Restaurant Longbranch Steakhouse & Bar													
Indoor meeting & banquet 4 Rooms + 4,200 SF Conference Centre													
Parking 200 Surface Stalls													
Year of Construction 1989													
Price \$9,900,000													
Price per Room \$60,000													
Cap Rate 7.6%													



INVESTMENT HIGHLIGHTS

- Prominently situated along the main corridor in Lloydminster, the property benefits from strong visibility, easy access to local parks, shopping, and major transportation routes, supporting consistent traveler demand.
- Guests enjoy a comprehensive range of amenities including an indoor swimming pool, hot tub, sauna, and a full-service spa and wellness center.
- The property features on-site food and beverage operations including Longbranch Steakhouse & Bar, in addition to banquet and meeting space supporting events, conferences, and group bookings.
- Each room offers air conditioning, flat-screen TVs with satellite channels, and well-appointed bathrooms, ensuring comfort and appeal across all guest segments.

BUILDING AMENITIES

- 24-Hour front desk & concierge service
- Banquet & conferences facilities
- Licensed bar and on-site restaurant
- Cafe and room service
- Event planning & wedding services
- Indoor swimming pool with hot tub and sauna
- Fitness centre
- Free high-spread wi-fi throughout property
- Complimentary breakfast buffet
- Daily housekeeping and laundry services
- Family & oversized guestrooms
- Kitchenettes and coffee/tea makers in select rooms
- Pet-friendly accommodation
- Ample free parking (including bus & truck parking)
- On-site guest laundry facilities

PROPERTY SPECIFICATIONS
**SASKATCHEWAN
HOTELS**



PROPERTY OVERVIEW



Municipal address 992 - 101 Street, North Battleford, SK															
Legal address Lot 30 Blk/Par 9 Plan No 02B03122 Extension 0															
Site size 0.6 Acres															
Zoning C1 Downtown Commercial															
Hotel class 2-Star															
Building area ±49,500 SF															
Room mix <table><tr><td>Single Queen:</td><td>33</td></tr><tr><td>Single King:</td><td>5</td></tr><tr><td>Double Double:</td><td>33</td></tr><tr><td>Double Queen:</td><td>8</td></tr><tr><td>Kitchenettes (2 Queen):</td><td>5</td></tr><tr><td>Suites (2 Queen):</td><td>3</td></tr><tr><td>TOTAL:</td><td>87</td></tr></table>		Single Queen:	33	Single King:	5	Double Double:	33	Double Queen:	8	Kitchenettes (2 Queen):	5	Suites (2 Queen):	3	TOTAL:	87
Single Queen:	33														
Single King:	5														
Double Double:	33														
Double Queen:	8														
Kitchenettes (2 Queen):	5														
Suites (2 Queen):	3														
TOTAL:	87														
Restaurant The Keg Room															
Indoor meeting & banquet 3 Rooms															
Parking 30 Surface Stalls															
Year of Construction 1955															
Price \$2,400,000															
Price per Room \$27,586															
Cap Rate 12.8%															



INVESTMENT HIGHLIGHTS

-  Centrally located in North Battleford with convenient access to major highways, shopping, dining, and recreational destinations, attracting both business and leisure travelers.
-  Featuring 3 fully equipped meeting rooms accommodating up to 300 guests, along with business services and event facilities supporting conferences, banquets, and corporate events.
-  The property features on-site food and beverage operations including Longbranch Steakhouse & Bar, in addition to banquet Operated under the well-recognized Travelodge by Wyndham brand, providing strong consumer recognition, reservation network access, and operational stability. t and meeting space supporting events, conferences, and group bookings.
-  Located within a strong regional hub serving the Battlefords area, benefiting from consistent tourism, local business travel, and event-driven visitation.

BUILDING AMENITIES

- Air conditioning
- Daily housekeeping service
- Refrigerator & kitchenette (select rooms)
- High-speed internet access (wired & wireless)
- Banquet and meeting facilities (3 rooms; up to 300 guests)
- Currency exchange
- Barber/hair stylist
- Free on-site parking

PROPERTY OVERVIEW



Municipal address
1001 SK-16, North Battleford, SK

Legal address
Lot 3 Blk/Par 4 Plan No 85B03395
Extension 0

Site size
3.2 Acres

Zoning
C3 Arterial Commercial

Hotel class
3-Star

Building area
±90,000 SF

Room mix	
Single Queen:	24
Single Queen HB:	13
Single King:	4
Single King HB:	8
Double Queen:	66
Suites (King):	4
TOTAL:	119

Restaurant
Smitty's, Bennigans

Indoor meeting & banquet
7 Rooms

Parking
200 Surface Stalls

Year of Construction
1985

Price
\$8,000,000

Price per Room
\$67,226

Cap Rate
11.8%



INVESTMENT HIGHLIGHTS

 The hotel generates diversified income through 119 well-appointed guestrooms, two established on-site restaurants, and extensive banquet and meeting facilities.

 Strategically positioned along Highway #16 Bypass in North Battleford, the property offers exceptional visibility, convenient access to major transportation routes, and close proximity to shopping, recreation, and airports.

 Guests enjoy a comprehensive range of amenities including an indoor pool, two signature waterslides, sauna, Jacuzzi, and modern in-room conveniences.

 Tropical Inn benefits from a strong regional reputation, supported by professional event services and full in-house audio-visual capabilities for conferences and social gatherings.

BUILDING AMENITIES

- Indoor swimming pool
- Two giant waterslides
- 42" flat screen TVs in all rooms
- In-room fridges and microwaves
- Free high-speed internet
- Banquet, meeting, and conference facilities
- Full-service catering
- Audio-visual support
- On site dining (Smitty's Family Restaurant and Bennigan's Good Times Bar & Grill)
- Ample surface parking

PROPERTY OVERVIEW



Municipal address
101 - 1 Street E, Meadow Lake, SK

Legal address
Lot 26 Blk/Par 4 Plan No AO3572
Extension 0

Site size
0.8 Acres

Zoning
MU1 - Mixed Use Centre

Hotel class
2-Star

Building area
±26,500 SF

Room mix	
Single Queen:	14
Single King:	4
Double Queen:	22
Kitchenette (2 Queens):	3
Suite (King)	1
TOTAL:	44

Indoor meeting & banquet
1 Room

Parking
200 Surface Stalls

Year of Construction
1982

Price
\$1,500,000

Price per Room
\$34,090

Cap Rate
2.2%



INVESTMENT HIGHLIGHTS

 Strategically situated in the growing community of Meadow Lake, the hotel benefits from strong visibility, regional business activity, and tourism tied to nearby recreational areas and natural attractions.

 Guests enjoy comprehensive amenities including a complimentary coffee and in-room conveniences such as microwaves, refrigerators, and cable television.

 Features a dedicated 500 sq. ft. meeting room with full A/V capabilities, ideal for small conferences, business functions, and private gatherings

 Positioned to capture consistent demand from business travelers, tourists, and contractors working in forestry, energy, and regional services.

BUILDING AMENITIES

- Coffeemaker & complimentary coffee
- Daily housekeeping service
- Microwave oven & refrigerator
- Iron & ironing board
- Cable/satellite television

GET IN TOUCH.

EDMONTON CAPITAL MARKETS

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