



Edmonton Alberta

\$2,200,000

DOVER HOTEL A Multi-Revenue Hospitality & Commercial Investment Opportunity. An established hospitality property offering multiple income streams, over one acre of land, and significant value-add potential. Built in 1941, Dover Hotel combines hospitality, entertainment, retail, and real estate investment opportunities. With several existing revenue sources and room for expansion, the property offers potential for an owner-operator or investor seeking to enhance income and unlock additional value.

KEY INVESTMENT HIGHLIGHTS

- Over 1 acre of land offering future development potential
- 22 guest rooms, with 12 currently operational
- Opportunity to activate additional rooms following required electrical-system upgrades
- 30 VLTs providing an established entertainment revenue stream
- Lounge and restaurant generating food and beverage revenue
- Liquor store and convenience store providing additional retail income
- ATM and guest room rental revenue
- Three lots potentially available for separate sale, subject to applicable approvals
- No asbestos in the building, potentially simplifying future renovations

MULTIPLE REVENUE STREAMS

Dover Hotel offers a diversified operating model combining:

- Lounge - Restaurant - Liquor Store - Convenience Store - VLTs - Guest Rooms - ATM

These complementary operations provide opportunities to generate revenue from hospitality, entertainment, food and beverage, and retail.

SIGNIFICANT UPSIDE POTENTIAL

Of the 22 guest rooms, 12 are currently operational. The remaining rooms offer an opportunity to expand accommodation capacity following the required electrical upgrades. The property's substantial landholding adds further investment appeal. Three lots may potentially be sold separately, subject to approvals and market conditions, providing an opportunity to generate capital or explore redevelopment options.

OPPORTUNITY TO ADD VALUE

An incoming owner may explore opportunities...

Listing Presented By:



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