

HOTEL VICTORIA

667 MAIN STREET, LILLOOET, BC LILLOOET, BRITISH COLUMBIA

HOSPITALITY INVESTMENT OPPORTUNITY
HOTEL | RESTAURANT | PUB | LAUNDROMAT



FOR MORE INFORMATION PLEASE CONTACT

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PROPERTY OVERVIEW

SUMMARY

Located in the heart of Lillooet, British Columbia, 667 Main Street presents a rare opportunity to acquire a full-service hospitality asset with multiple income streams. The property consists of an 18-room hotel operation together with on-site commercial components, offering both stabilized income and operational upside.

Ownership has engaged in discussions and secured a pathway with **Wyndham Hotels & Resorts** regarding a potential conversion to a **Howard Johnson** branded property. This presents an opportunity for a new operator to pursue franchise affiliation, subject to Wyndham's approval and applicable brand requirements.

Substantial renovations have recently been completed, with additional upgrades currently underway to support continued repositioning of the asset and enhance long-term performance.

Positioned along Main Street with strong visibility and regional traffic exposure, this property serves tourism, workforce, and commercial demand throughout the Lillooet corridor.

SALIENT FACTS

ADDRESS:	667 MAIN STREET, LILLOOET, BC
PID:	003-232-417
LEGAL:	LOT 2 TOWNSITE OF LILLOOET PLAN 33211
ZONING:	C-1 – COMMERCIAL 1
LOT SIZE:	23,955.97 SQ FT
YEAR BUILT:	1982
	NOT IN ALR
COMMUNITY PLAN:	NOT RESTRICTED
PRICE:	CONTACT LISTING AGENTS

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



PROPERTY OVERVIEW

HOTEL VICTORIA CONSISTS OF:

18 Hotel Rooms

Restaurant operation with consistent local and regional patronage

Pub / Liquor Primary with operating hours until 2:00 AM

Retail Liquor Sales Licence (11:00 AM – 11:00 PM)

Newly constructed Laundromat (8 machines)

On-site parking

All FF&E (Furniture, Fixtures & Equipment)

Goodwill, brand positioning, and operating systems

All business components are currently operated by the hotel owner, creating a unified operational model. Alternatively, purchasers may elect to lease individual commercial components (restaurant, pub, laundromat) to third-party operators to create a more passive income structure.



PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

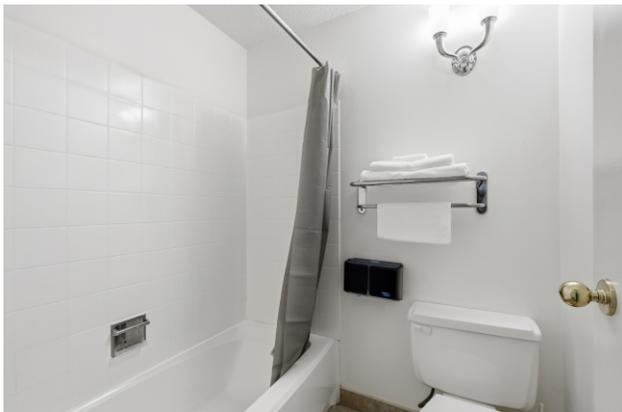
- Potential franchise conversion opportunity with Wyndham Hotels & Resorts (Howard Johnson), subject to brand approval
- Substantial renovations completed and ongoing
- Diversified revenue streams (hotel, F&B, liquor, laundromat)
- Pub operating until 2:00 AM capturing late-night demand
- Consistent restaurant business
- Prime Main Street frontage
- Ability to operate hands-on or lease out components
- Brand affiliation upside
- Workforce + tourism demand driver
- Significant land component (nearly 24,000 SF lot)
- C-1 Commercial zoning flexibility

UPSIDE / VALUE-ADD

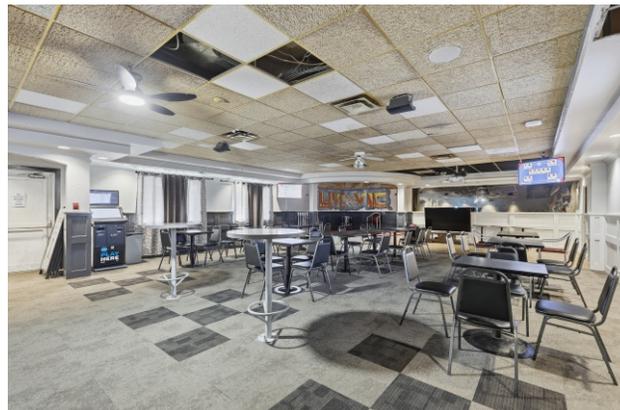
- Opportunity for new ownership to pursue Howard Johnson franchise conversion, subject to brand approval
- ADR growth through national brand affiliation
- Revenue growth through expanded distribution channels
- Potential lease-out of restaurant, pub, or laundromat for stabilized passive income
- Operational efficiencies post-renovation
- Enhanced digital booking exposure
- Possible redevelopment or expansion potential (buyer to verify)



INTERIOR PHOTOS



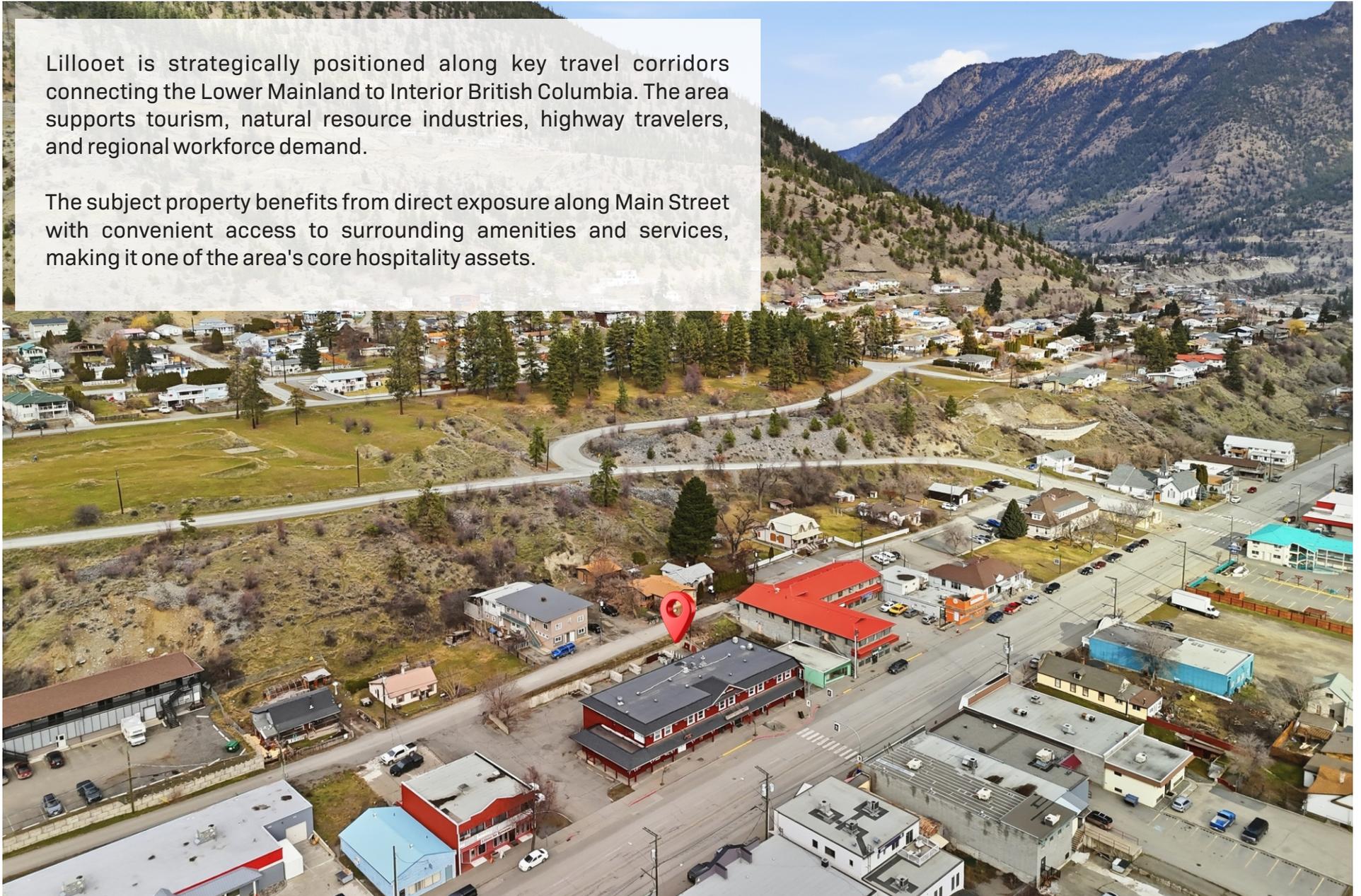
INTERIOR PHOTOS



PROPERTY LOCATION

Lillooet is strategically positioned along key travel corridors connecting the Lower Mainland to Interior British Columbia. The area supports tourism, natural resource industries, highway travelers, and regional workforce demand.

The subject property benefits from direct exposure along Main Street with convenient access to surrounding amenities and services, making it one of the area's core hospitality assets.



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