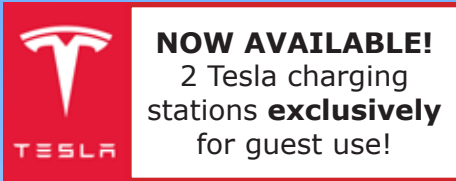


# FOR SALE

The only room provider on the east end of Portage la Prairie!

Westgate Inn, 1010 Saskatchewan Avenue E., Portage la Prairie, MB



## PORTAGE LA PRAIRIE, CITY OF POSSIBILITIES

- Portage la Prairie, a **major service centre for the Central Plains region**, and the **fourth largest city in Southern Manitoba**.
- Located within the heart of the **richest agricultural belt in Manitoba**, the economy is driven by a vibrant and progressive agricultural community.
- **Closest hotel to Portage District General Hospital.** Construction is currently underway on the **\$283 million** new facility which will double the size of the existing one.
- Azure Sustainable Fuels Corp. recently announced plans to build a new, **\$1.9 billion, sustainable aviation fuel processing plant** in the city.
- French fry processor **J. R. Simplot Company** is investing **\$460 million** to double production.
- France-based Roquette has started production at its **new \$600 million pea processing plant**.
- Portage la Prairie offers an abundance of activities and amenities for visitors throughout the year. Explore the **"Island in the City"** complete with the newly constructed PCU Centre, two arenas and the Shindleman Aquatic Centre with a wave pool and water slide, fitness centre and concessions.

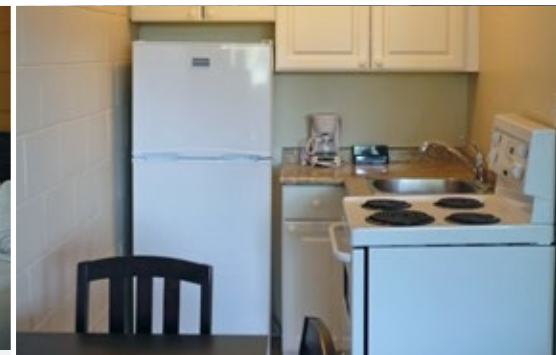
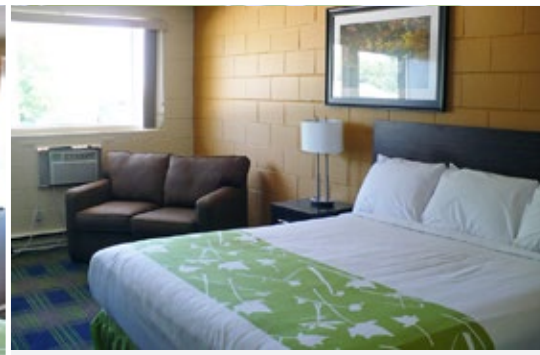
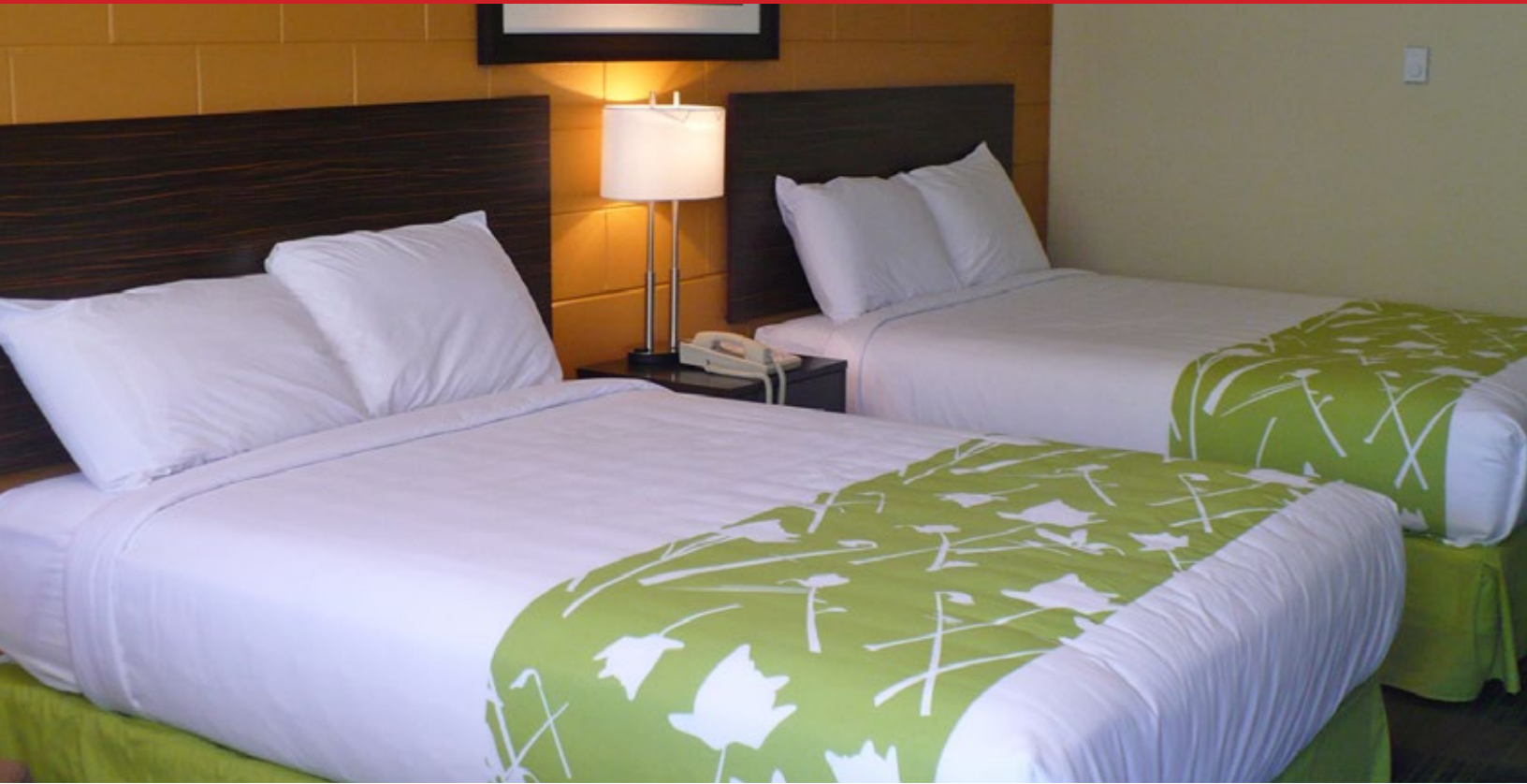


[www.shindico.com](http://www.shindico.com)

**Shindico**

# FOR SALE

Westgate Inn, 1010 Saskatchewan Avenue E., Portage la Prairie, MB



## ROOM AMENITIES & FEATURES

- **25 rooms** - 1 single, 19 double and 5 kitchenettes.
- 47 inch flat screen televisions with satellite HDTV in all guest rooms.
- Air conditioning.
- In-room refrigerators, microwaves, coffee and tea service.
- Modern password protected equipment with 4 access points that provide exceptional range for guests.
- Renovated lobby with business centre and breakfast area.
- On-site living accommodations.

204.474.2000

**Shindico**

# FOR SALE

Westgate Inn, 1010 Saskatchewan Avenue E., Portage la Prairie, MB

## IMPROVEMENTS & UPGRADES

- **2 Tesla charging stations exclusively for guest use!**
- All interior and exterior lighting has been upgraded to LED.
- Ice machine.
- HD security camera system.
- Telecommunication system that integrates with the Inn's Property Management System, Cloudbeds.
- Parking lot upgrades and pylon sign improvements completed.
- 30 lb. electric commercial dryer and 30 pound commercial washing machine and 3 - 100 gallon hot water heaters.
- New roof plus installation of aluminum soffit, fascia, 5" eavestrough and downpipes on the north and south side of the building.
- Upgraded exterior light fixtures for upper balcony and main floor balcony.
- Coating of the second floor concrete balcony edge with a protective reflex coating.
- The building's exterior including all room doors and staircases recently painted.
- 4 upgraded stairwells c/w checker plate treads.
- Additional improvements were completed consisting of new door numbers, new strike plates and door saver hardware for each room and the installation of a number of new low-e gas filled PVC windows.

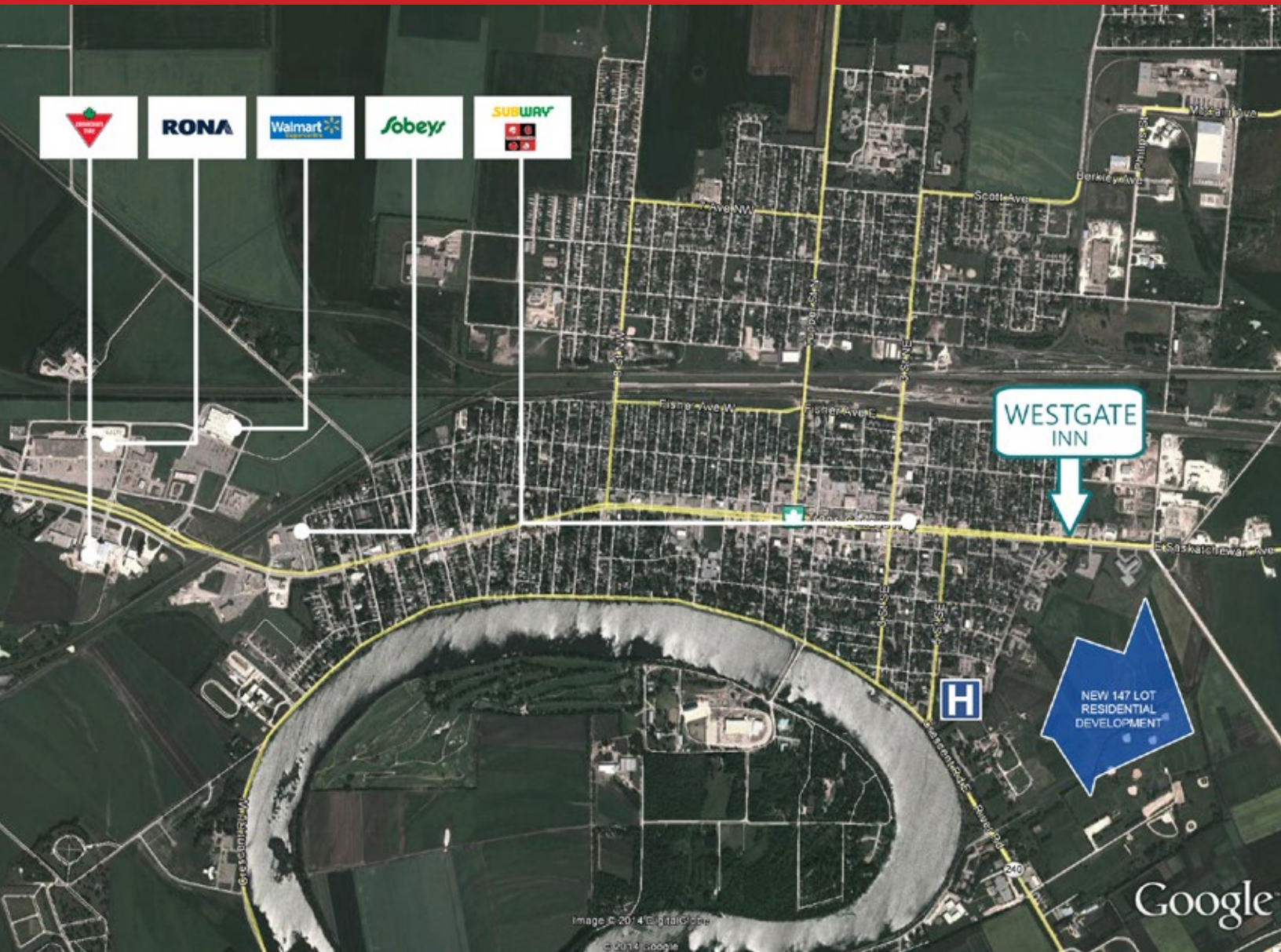
## LOCATION

- 23,149 sq. ft. (.53 acres) land area.
- **Excellent location and visibility** on Portage la Prairie's main thoroughfare, Trans-Canada Highway/Saskatchewan Avenue (forty-five minutes west of Winnipeg, one hour north of the international border, and one hour east of Brandon).
- Ample parking available.
- Highly visible pylon sign.



# FOR SALE

Westgate Inn, 1010 Saskatchewan Avenue E., Portage la Prairie, MB



FOR MORE INFORMATION, PLEASE CONTACT:

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## Shindico

*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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