

FOR SALE

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

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

NEWLY
RENOVATED



NOW AVAILABLE!
2 Tesla charging
stations **exclusively**
for guest use!



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**. The provincial government recently announced it is investing **\$283 million** to double the size of the existing facility.
- 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**.
- McCain Foods Canada has announced **infrastructure investments totaling \$75 million**.
- 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 Shindelman Aquatic Centre with a wave pool and water slide, fitness centre and concessions.

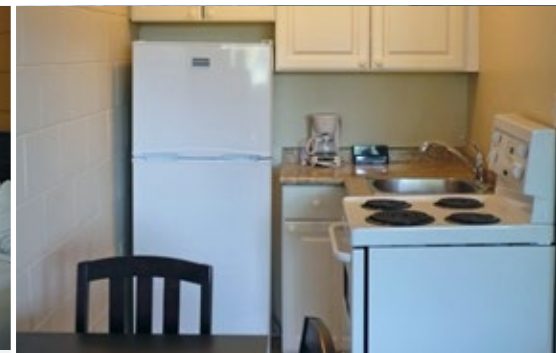
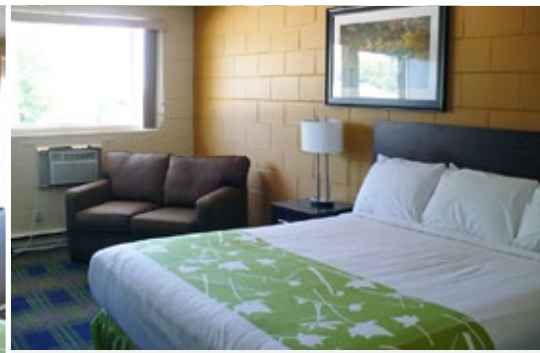
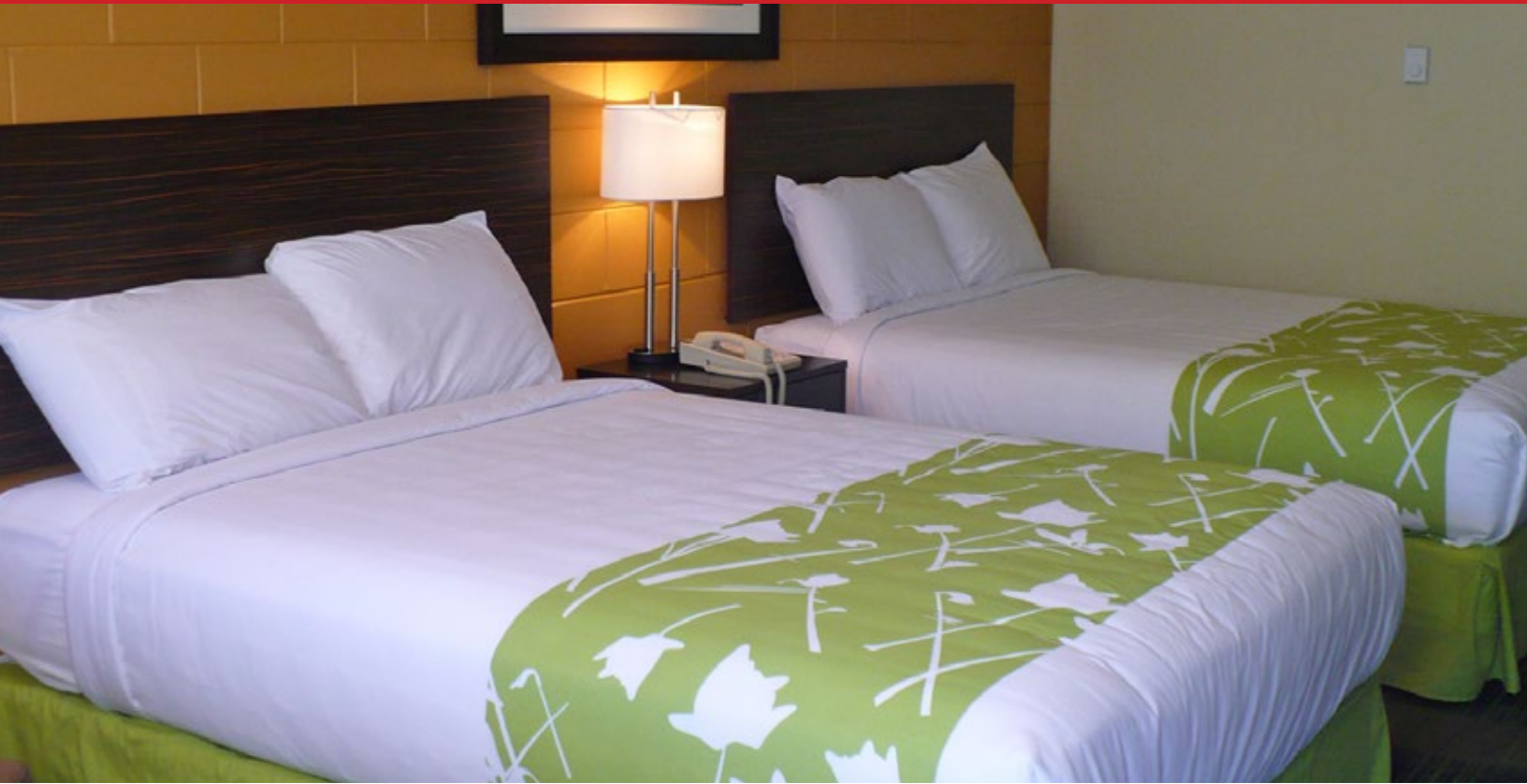
Portage la Prairie
City of Possibilities

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ROOM AMENITIES & FEATURES

- **25 new rooms** - 1 single, 19 double and 5 kitchenettes.
- Brand new 47 inch flat screen televisions with satellite HDTV in all guest rooms.
- Air conditioning.
- In-room refrigerators, microwaves, coffee and tea service.
- New modern password protected equipment with 4 access points that provide exceptional range for guests installed in 2015.
- Renovated lobby with new business centre and breakfast area.
- Newly renovated on-site living accommodations.

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IMPROVEMENTS & UPGRADES

- **2 Tesla charging stations exclusively for guest use!**
- All interior and exterior lighting has been upgraded to LED.
- New ice machine.
- HD security camera system.
- New telecommunication system that integrates with the Inn's Property Management System, Five Star (2016).
- Parking lot upgrades and pylon sign improvements completed (2015).
- New 30 lb electric commercial dryer (2018) and 30 pound commercial washing machine and 3 - 100 gallon new hot water heaters (2015).
- New roof plus installation of new aluminum soffit, fascia, 5" eavestrough and downpipes on the north and south side of the building (2011).
- New 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 new 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.

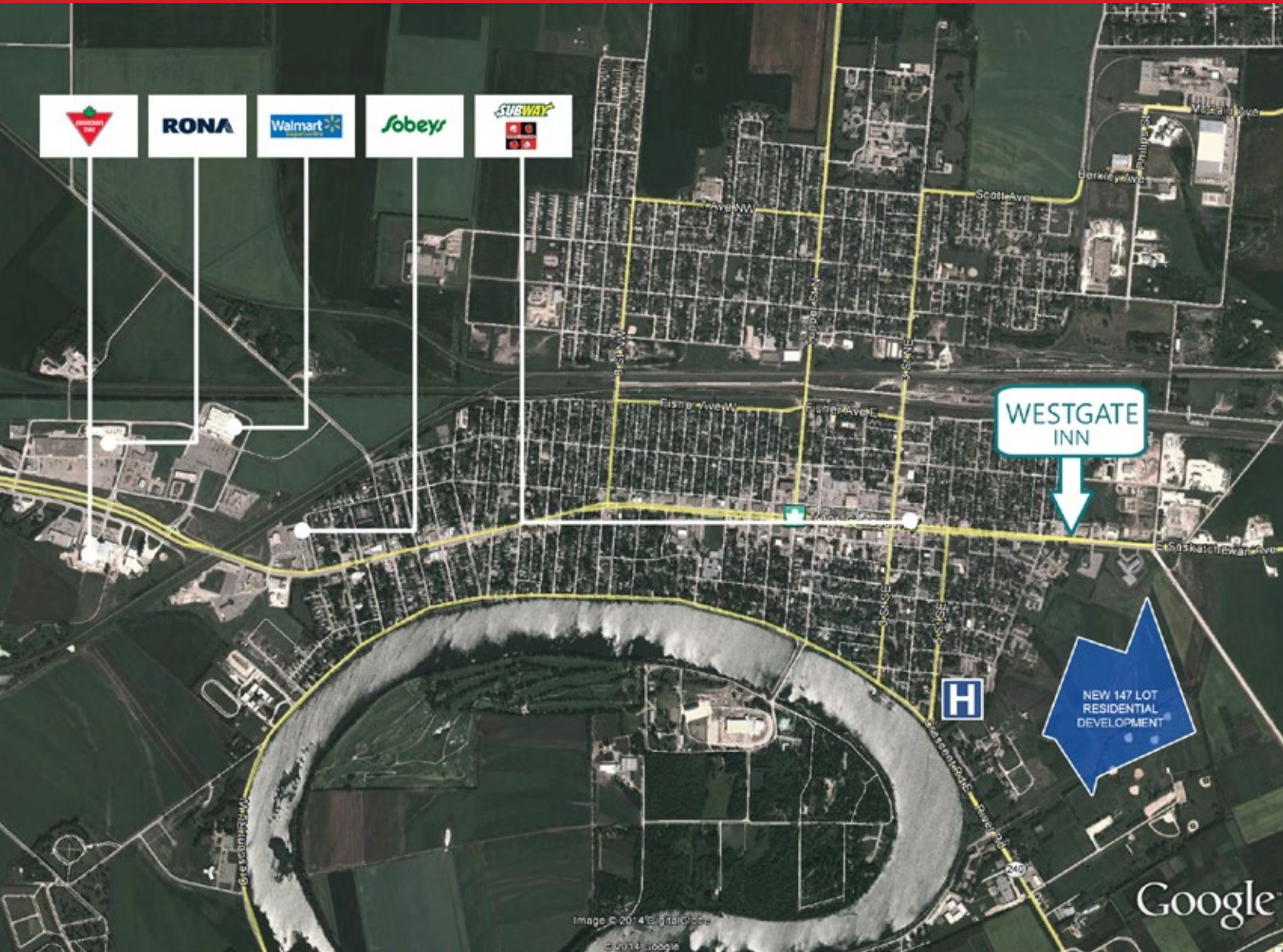
LOCATION

- 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.



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FOR MORE INFORMATION, PLEASE CONTACT:

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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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