

THE Josie

AUTOGRAPH COLLECTION®
HOTELS



YEAR-ROUND
ALL-SEASON RESORT

RANKED AMONG THE TOP 10
NORTH AMERICAN MOUNTAINS

OFFERED WELL-BELOW
REPLACEMENT COST



For Sale

The Josie Hotel

4306 Red Mountain Road, Rossland, BC

Remarkable opportunity to acquire an award-winning high-quality resort hotel at RED Mountain, a year-round playground for lovers of the outdoors.

**AVISON
YOUNG**

Property overview

MUNICIPAL ADDRESS

4306 Red Mountain Road, Rossland, BC

SITE SIZE

+1.09 Acres

TOTAL AREA

Hotel area 80,331 sf

Parkade 25,274 sf

Total 105,650 sf

AMENITIES

Ski concierge & storage
Ski-in, ski-out access
Slopeside spa
Fitness centre
Sauna
Fire pits
Nearby recreational trails
Business centre

FOOD & BEVERAGE

The Velvet Restaurant/Bar
Terrace patio

PARKING

51-stall underground parkade

YEAR OF CONSTRUCTION

2018

FUNCTION SPACE

Total indoor 2,455 sf

Number of rooms 2

Largest room 1,867 sf

OWNERSHIP STATUS

Opportunity to acquire real estate holding company to save the property transfer tax. Contact listing agents for details.

FINANCING

Clear title
Significant non-capital loss-carry forwards available. Contact listing agents for details.

PRICING GUIDANCE

\$24,000,000 (\$226,415 per room)

Opportunity

The Avison Young National Hospitality Team is pleased to present **The Josie Hotel**, a **full-service luxury hotel with 106 guest rooms and suites**. Ranked as Canada's best ski boutique hotel, this high-quality asset is located at the base of RED Mountain, a year-round recreational haven for the outdoors. The Josie features a ski-in, ski-out location, beautiful terrace patio, a spacious fitness centre, mountainside spa, ballroom, renowned fine dining at The Velvet Restaurant and Lounge and opportunity to construct an outdoor pool/hot tub area. With proximity to Spokane, Washington and other major Canadian and American centres, **The Josie Hotel** is a prime candidate for investors and operators to acquire a premier property in one of Western Canada's most desirable resort markets.

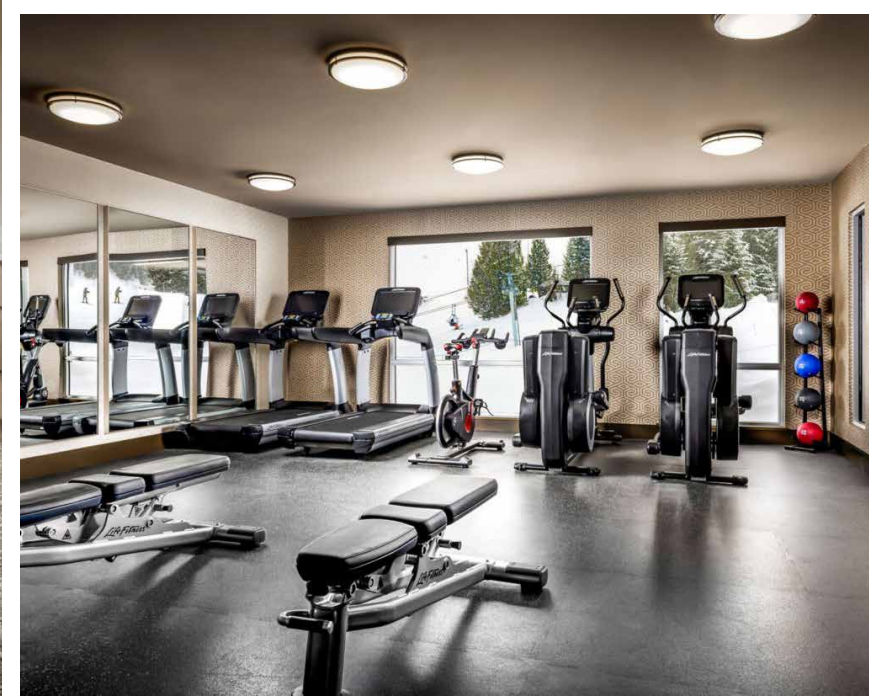
RED Mountain is an award-winning year-round playground for lovers of the outdoors

The only full-service hotel in Red Mountain Village

Minutes away from mountain biking, golf, and hiking trails

Amenity-rich hotel resort with modern finishes

Professionally managed by Crescent Hotels & Resorts



Investment highlights

-  Winner of **Canada's Best Ski Boutique Hotel 2019**
-  Strong luxury-lifestyle branding as an **Autograph Collection Hotel** under the **Marriott** umbrella
-  Balanced mix of **guest rooms and suites** as well as market-leading food & beverage, event, and spa facilities
-  Constructed to **exceptionally high standards**
-  **Opportunity to acquire The Josie Hotel** in time for the lucrative winter season
-  **Well-below** replacement cost
-  **The Hotel SPE carrying losses could be acquired** if desirable by a purchaser

Area highlights

-  Rossland, BC features outstanding access to RED Mountain for **skiing, hiking, and mountain biking**, and is known as the Mountain Biking Capital of Canada
-  The hotel is an easy drive from **Spokane, Washington**—2.5 hours at low altitude— allowing the property to capitalize on **cross-border tourism**
-  Surrounded by Canada's premier **alpine golf courses** throughout the Kootenay mountains
-  **Strong investment in the future expansion of RED Mountain** (world-class lift-accessed bike park set to open Summer of 2025)
-  **Stunning condo, townhome and single-family home projects** in various stages of sales and construction achieving success

All-season year-round activities



WINTER

Outdoor winter activity haven with 300 inches (750 cm) of snow



SPRING

Spring skiing, trail bike riding, and golf



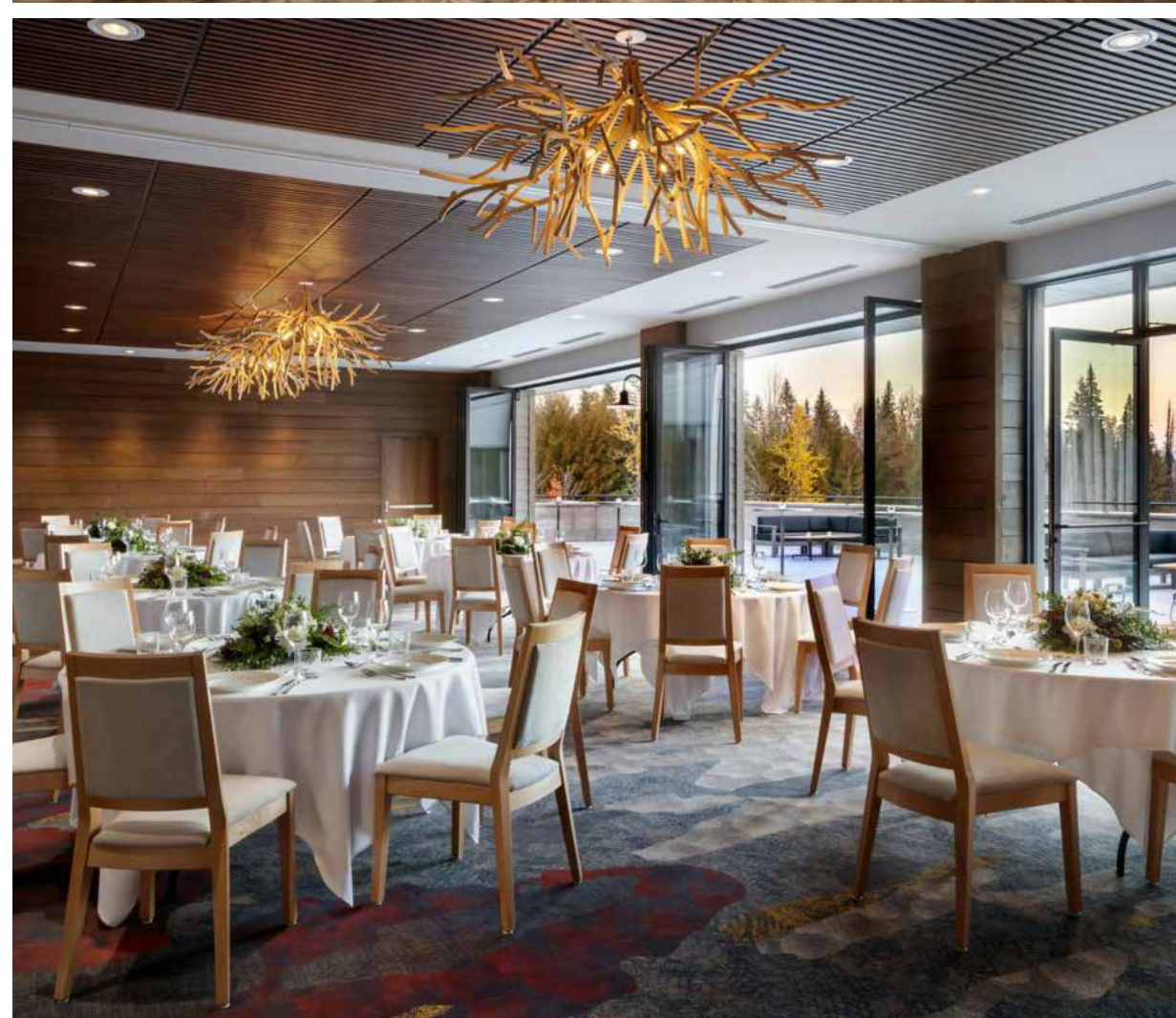
SUMMER

Backcountry trails, mountain biking, kayaking, fly fishing and golf



FALL

Lots of sunny days to continue summer activities plus festivals





For more information

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