

FOR SALE

10600 8TH STREET | DAWSON CREEK, BC

Newly Renovated 49-room Hotel



Colliers



Property Overview

Located at the junction of the region's major highways, the Coast Dawson Creek Hotel is a strategic hub for travelers and industry crews visiting the Peace River region. The property features recently updated, soundproofed suites with brand-new furniture, including kitchenette units specifically designed for extended stays.

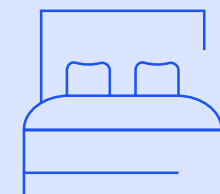
Fully optimized for the Northern BC market, the hotel features the popular on-site restaurant, Sam's Friends, and offers specialized amenities such as coin-operated laundry and expansive onsite parking with space for cars, RVs, oversized trucks, trailers, and tour buses. With its close proximity to the local airport and a central location near all major town amenities, the property is perfectly positioned for both convenience and stabilized demand.



Newly Renovated
(2025)



Stabilized Cash
Flow



Recently
Reflagged



Plenty of onsite
parking





10600 8TH ST, DAWSON CREEK

Salient Facts

Property Name	Coast Dawson Creek Hotel
Land Area	1.09 Acres / 47,263 SF
# of Guest Rooms	49
Parking	50 spaces
Year Built	1978
Year Renovated	2025
Zoning	C3 - Highway Commercial
Projected Stabilized Year Occupancy	70.2%
Projected Stabilized ADR	\$146.79
Stabilized NOI	\$759,000

Location Overview

Ideally situated at the crossroads of the South Peace Region, Dawson Creek serves as a critical strategic hub for the Western Canadian Sedimentary Basin. As a primary operational base for major oilfield service providers and a key terminus for the Coastal GasLink Pipeline, the city is purpose-built to support a high-volume mobile workforce. With direct access to the Dawson Creek Regional Airport and major transport arteries including Highways 2, 97, and 49, this location ensures a consistent flow of commercial travelers and industry professionals, making it a premier destination for hospitality investment.

Amenities



- 1 City Hall
- 2 Dawson Creek & District Memorial Arena
- 3 Dawson Creek Mall
- 4 Dawson Co-op Food Store
- 5 Magic Lantern Theatres Centre Cinema
- 6 Walmart Supercentre
- 7 Chances Casino
- 8 Ovintiv Events Centre

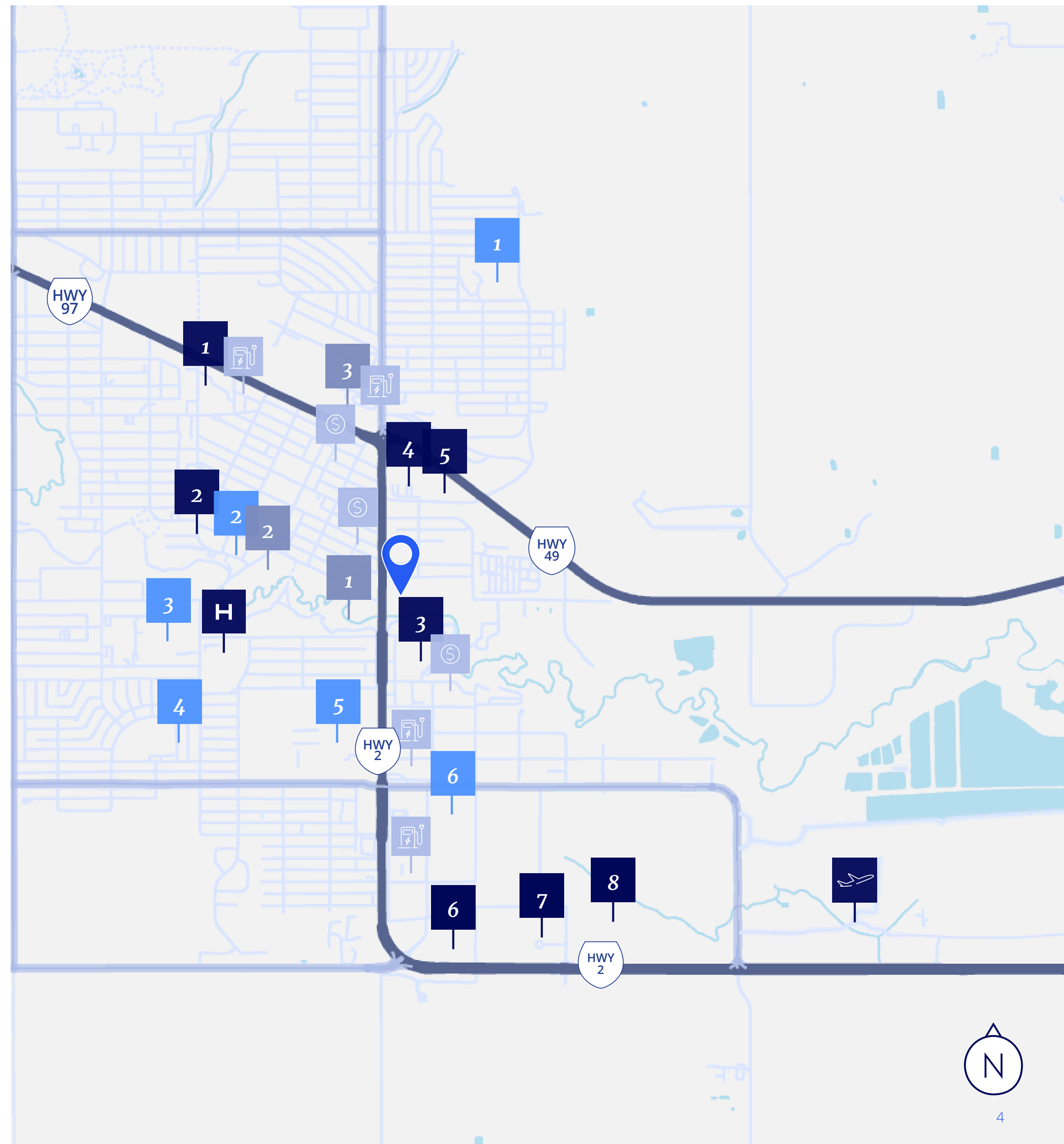
Education

- 1 Mountain Christian School
- 2 Dawson Creek Secondary (Central Campus)
- 3 Dawson Creek Secondary (South Peace Campus)
- 4 Tremblay Elementary
- 5 Northern Lights College
- 6 South Peace Elementary

Parks/Recreation

- 1 Kin Park
- 2 Peace Park
- 3 Northern Alberta Railway Park
- 4 Lorem ipsum

 Walk Score 73	 Bike Score 52
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Gallery



Dawson Creek
Regional Airport

Ovintiv Events
Centre

Colliers

Highway 2

Asking Price: \$6,700,000

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