

FOR
SALE

LONDONPACIFIC
REDEFINING LAND



2341 Pooley St | Wells, BC

WELLS HOTEL

Exclusive Listing

OPPORTUNITY:
ICONIC 1930s
HISTORICAL HOTEL,
PUB & CAFE

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INVESTMENT OVERVIEW

The Wells Hotel is a renovated, 1930s, two-storey, 13-room hotel with a 55-seat pub, 50-seat restaurant (Pooley Street Café) and parlour, all with fireplaces, a roof-top hot-tub and outdoor patios. A vacant lot adjacent to the hotel offers expansion potential.

The property also features The Wells Hotel Pub which is a major revenue generator and has contributed significantly to the hotel's image as the center of hospitality for both locals and tourists.



PROPERTY HIGHLIGHTS

- + Iconic 1930s Historical Hotel with substantial renovations and improvements.
- + The only hotel operating in Wells and the most prominent property on Pooley Street.
- + Strong Tourist Season in both Summer and Winter.
- + Exceptional Cash flow Potential.
- + Close proximity to Troll Mountain Ski Resort. This unique parcel of land offers an unparalleled location within this thriving historic village.

This iconic hotel established in the 1930s has experienced increasing success over the years as the Wells District's premium location for accommodations. For 84 years, this establishment has been a pillar of the town's identity and continues to service the local Wells District as well as tourists visiting the Gold Rush town of Barkerville.

The Wells Pub is noted for having the largest single malt Scotch collection (345 bottles) in western Canada. Also available in the pub are a 1910 Brunswick pool table, a 1950s juke box, satellite TV and numerous musical instruments that are frequently used by musicians and guests.

Location

The **Wells Hotel** is located in the Town of Wells in the Cariboo Country of central British Columbia, 750 km north of Vancouver, 135 km south of Prince George and 75 km east of Quesnel.

Wells is the base for visiting the historic 1860s gold-rush town of Barkerville, a popular attraction for families and history enthusiasts. The **Barkerville Gold Mines** are one of the largest employers in the area as they have significant tenures near to Wells, and currently house a number of their employees within the town.

The nearby **Bowron Lakes Provincial Park** is a world-class canoeing destination. The Hotel sits in the midst of miles of hiking, mountain biking, cross-country skiing, downhill skiing (Troll Mountain) and ATV/snowmobile trails, with breathtaking scenery on all sides. The area offers opportunities for gold panning, bird watching, fishing and hunting. Guiding companies and backcountry suppliers are available to help the adventurous take advantage of a number of these destinations and activities.

WELLS HOTEL

SUMMARY

The hotel is open year-round. Current income for the past few years has been in excess of \$350,000, and the Pooley Street Café is currently leased.

Its consistent client base of tourists, outdoor enthusiasts, snowmobilers, and mining company employees makes the Wells Hotel a prime investment in terms of current performance as well as future cashflow potential.



To learn more about the Wells Hotel, please visit <https://wellshotel.com>
Stay tuned, an exciting new website is on the way!

ROOM DETAILS

# OF ROOM	BED	BATH
1	2 queen beds	Shower
1	1 queen bed + a hide-a-bed	Full bathroom (with shower & bathtub)
1	1 queen bed + 2 twin beds in an adjoining room	Full bathroom
1	1 queen bed + 1 twin over double bunk bed in an adjoining room	Full bathroom
2	2 twin beds	Full bathroom
1	2 twin beds	Shower
4	1 queen bed	Full bathroom
1	1 queen bed	Shower
1	1 double bed	Full bathroom

Total: 13 rooms

18 beds

*Additional bathroom and showers in the main hall

PREMISES DETAILS

Property Size

Lot is 0.449 acres.

Years established

Wells Hotel Ltd. was formed in 1996 after substantial renovations to the original 1933 building

Trading Hours

Open year-round



03

PREMISES DETAILS

Expansion Potential

The hotel would realize its cash flow potential with a sound marketing program.

The 7557 sq.ft. vacant lot adjacent to the hotel may provide expansion potential. Building plans and engineering specs for a 22-room addition were prepared in 1996.

Support & Training

Will provide support and training for two to three weeks to the new owners

Recent Renovations

A number of capital improvements were made in the past two years:

Throughout the Hotel

- Painted
- Replaced carpets
- Replaced toilets and sinks
- Installed on-demand water system and two 60 gallon hot water heaters
- Replaced hot tub filtration system
- Replaced board walk and patio

Pub

- Replaced flooring in men's washroom
- Replaced rails and felt cover on pool table
- Purchased new pump for glass washer

Employees

Manager, plus two to six employees depending on the season. A one-bedroom manager's suite, with open-plan kitchen, dining and living room, is included.

Competition

The local competition are several B&Bs providing group accommodations, plus a historic hotel, B&Bs and cabins in Barkerville. There are three restaurants open based on seasonal demand and a pub.

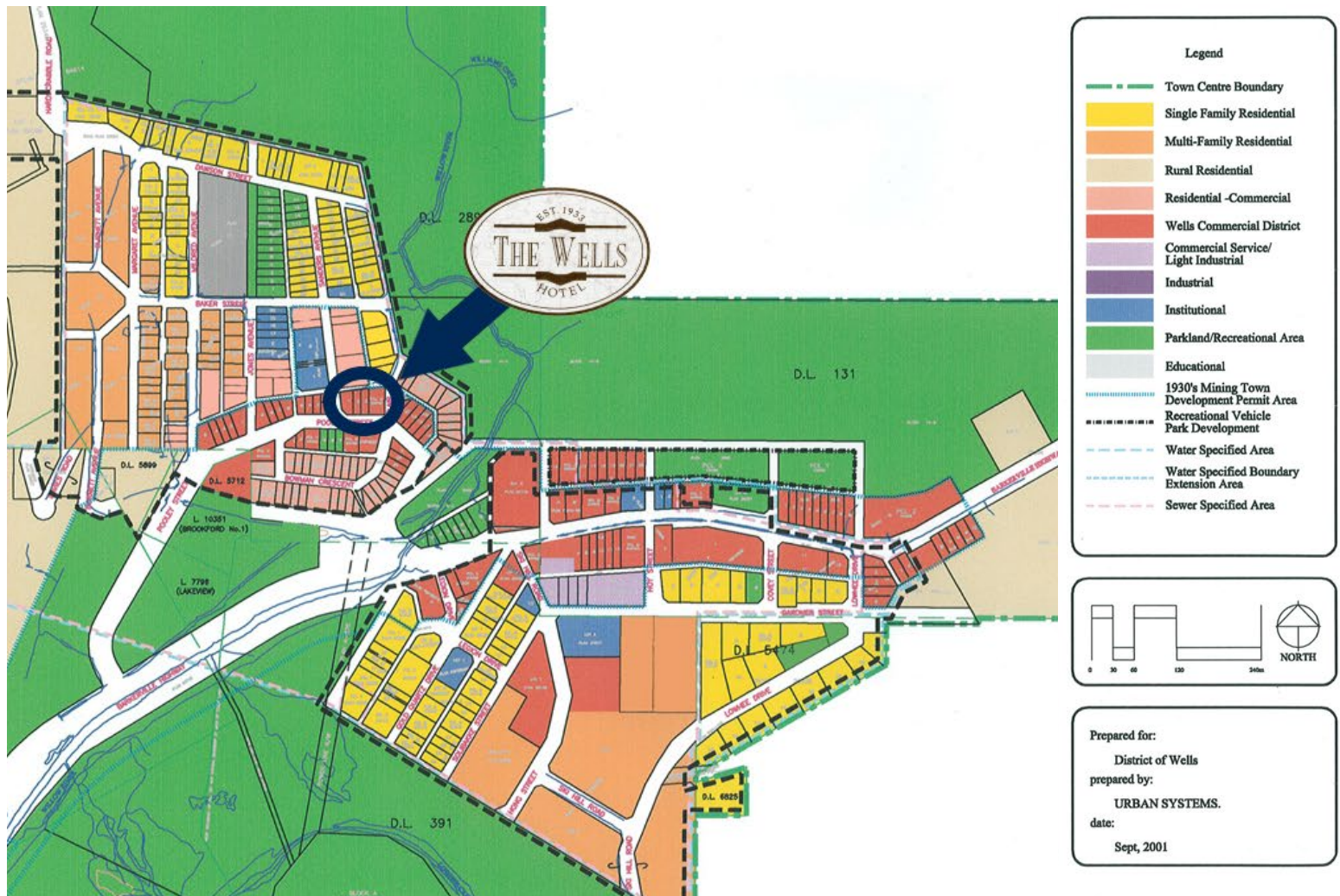
Restaurant / kitchen

- Installed new fire suppression system
- Replaced parts of air exchange system
- Purchased two salad-bar-style coolers
- Installed new light fixtures
- Installed wiring & plumbing for automatic hot water/coffee
- Replaced patio furniture

Laundry & Housekeeping

- New washing machine and dryer
- New linens and towels
- Mattress replacements

DISTRICT OF WELLS OFFICIAL COMMUNITY PLAN OCP & PARCEL MAP



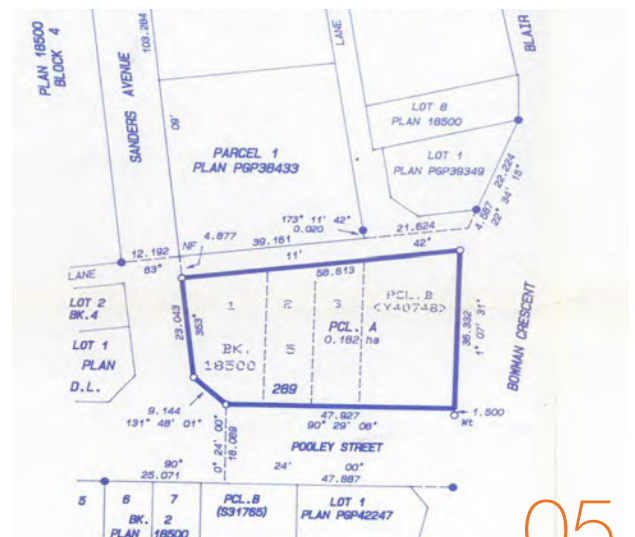
REDEVELOPMENT POTENTIAL

Parcel & Zoning

The property's purchase includes the parcel's eastern-most portion which is unutilized and presents strong development potential for a variety of uses. Examples include additional storage or extension of the hotel.

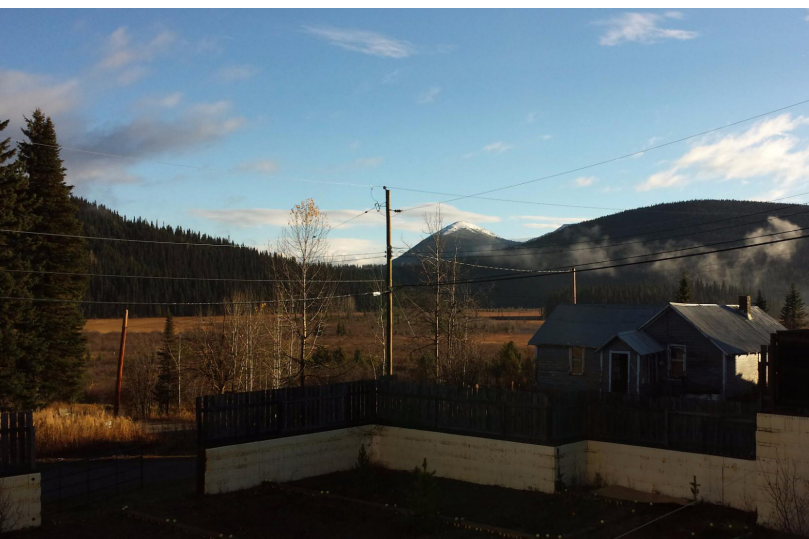
The property is zoned as CW - Wells Commercial. This could potentially allow the property to be either repurposed or expanded (please see zoning Bylaws in Appendix A). In terms of repurpose, the property can be converted to the following:

- Multi-family Residential Dwelling
- General Store
- Business, professional or government office
- Restaurant, bakery, delicatessen
- Bank or financial institution



WELLS HOTEL

PROPERTY SNAPSHOTS 1



WELLS HOTEL

PROPERTY SNAPSHOTS 2



WELLS HOTEL

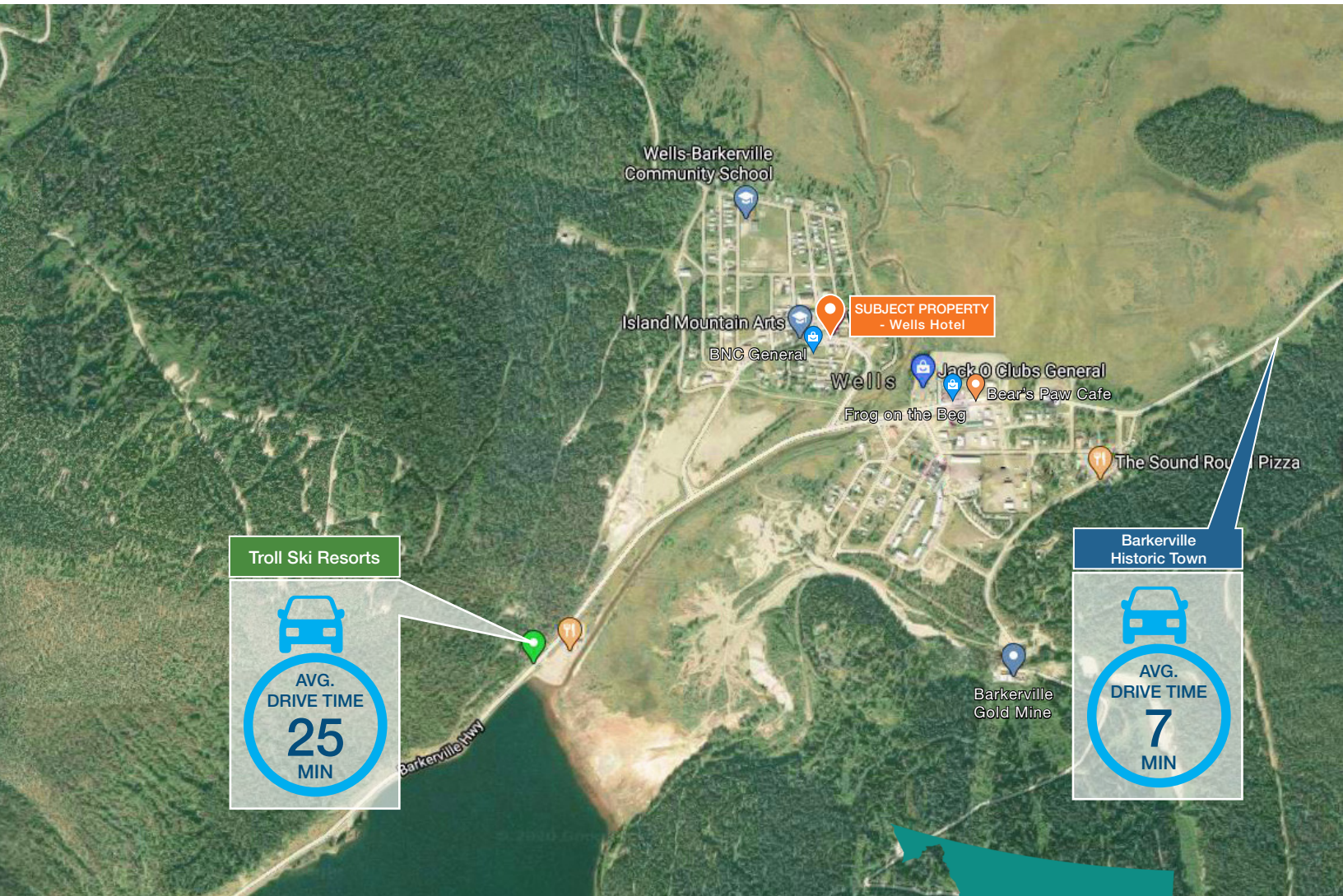
PROPERTY SNAPSHOTS 3



WELLS HOTEL

LOCATION

2341 POOLEY ST, WELLS, BC V0K 2R0



Wells, BC

Beyond the colourful little houses and historic buildings that display funky mini-murals, Wells is rich in arts and culture. Throughout the year, the 1934 Sunset Theatre stages an impressive schedule of live theatre, music and events. Island Mountain Arts presents workshops, seminars and exhibitions, and hosts the ArtsWells Festival in August. Local artists and crafters also offer a variety of creative learning experiences. In recent years, some mining companies are also moving into town.

Town of Wells amenities include RCMP and ambulance, general stores, a liquor store, a gas station, a curling rink, a branch of the Royal Canadian Legion, the Wells Museum and art galleries. Conferences, workshops and weddings are accommodated in the community hall.

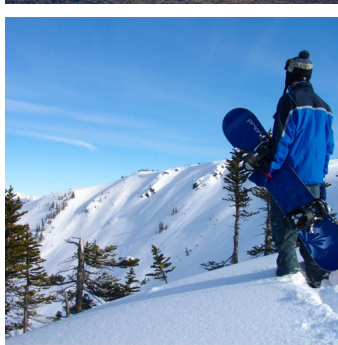
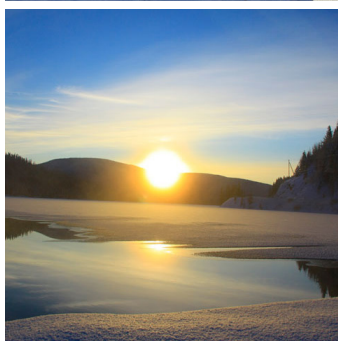
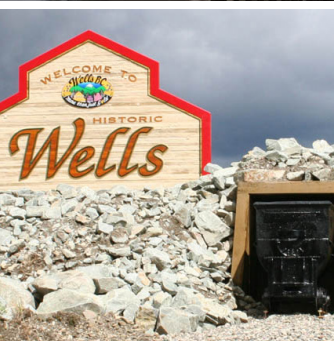
The town has a Community Forest, a community garden, and a bus that goes to Quesnel once a week. There are a Library, fitness centre, studio space in the school, a skating rink, activity space in both gymnasium and community hall, four galleries, a funky things store, and pop-up food venues.



WELLS

THE NEIGHBOURHOOD

Wells is a small mining and tourist town in the Cariboo District of central British Columbia, located on BC Highway 26, 74 km from Quesnel, 8 km before the highway's terminus at Barkerville, and 25 km from the Troll ski resorts. It gains much of its revenue and jobs from tourists who pass through on their way to the Bowron Lake Provincial Park and to the historic museum town of Barkerville.



In 2019, [Barkerville Historic Town & Park](#), western Canada's largest historic site, commenced a new project underground to further enhance its visitor experience. This new and exciting tourism opportunity is expected to encourage visitation - as well as leading to more multi-day visits, positively impacting local businesses in the hospitality, retail and service sectors. Tourism is a major contributor to the local and regional economy and increasing the number of activities is expected to positively impact nearby businesses. In 2016, Barkerville saw 60,000 visitors, which boosted the regional economy by an estimated \$20-25 million.

Tourism

Business wise, Wells hotel is adored by the forestry industry, independent gold miners and entrepreneurs. Described as an unexpected delight, Well hotel hosts groups/clubs annually for Quilting courses, Scotch tasting, ATV trips, the Ladies snowmobile course, classic cars, Celts, vintage motorcycles, hiking and snowshoe clubs and the Northern Exposure Conference.

Between May and September, Wells sees over 100,000 tourists pass through on their way to Barkerville. Most visitors stay overnight in the Wells area. During the winter months, visitors come for the world-class cross-country ski trails, snowmobiling, and artistic and study retreats.

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