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Sixteen Room Motel

FOR SALE | 111 Service Road West, Shellbrook | SK MLS®

Situated in the heart of Saskatchewan's parkland, this motel with Highway 3 exposure in north-central Saskatchewan includes a manager's residence, seasonal ice-cream hut and a large land component for additional development options. The property has been extensively updated and is well-established and profitable. Financial information available to qualified buyers with an executed Confidentiality Agreement.

- Corner lot with high exposure
- Sixteen (16) room motel:
 - Fifteen (15) rooms with two (2) queen beds
 - One (1) room with one (1) queen bed
 - Five (5) rooms with kitchenette
- Many recent upgrades and renovations
- 3-bedroom owner/manager residence with large, fenced yard and detached single car garage
- Detached seasonal ice-cream hut
- Maintenance free exterior with extensive paving in front and rear
- Future expansion plans available; land can be subdivided with Town approval

List Price:

\$1,490,000

Specifications

Building	6,912 SF
Site	1.82 AC
Zoning	C3 (Highway Commercial)
Parcel	151359420
Possession	Negotiable
Taxes	\$5,924 (2019)
List Price	\$1,490,000



Colliers International

728 Spadina Crescent East
Saskatoon, SK | S7K 3H2
+1 306 664 4433

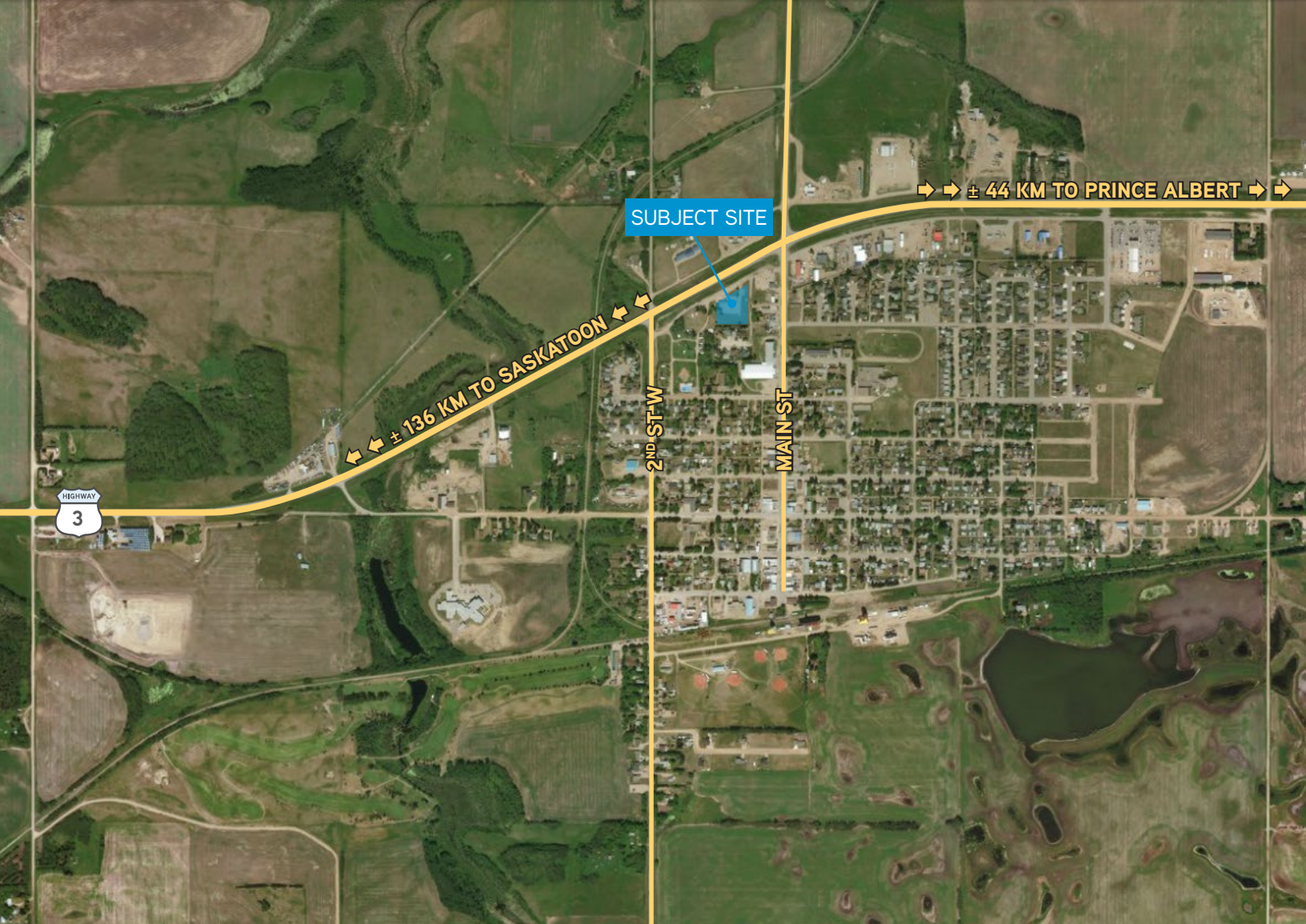
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CLOCKWISE FROM TOP LEFT:
Room with 2 Queen Beds // Office // Ice Cream Hut //
Front View // Room with 2 Queen Beds



CLOCKWISE FROM TOP LEFT:
Kitchenette // Room with 1 Queen Bed // Rear View //
Owner/Manager Residence // Owner/Manager Garage



Kerry Fuchs

Sales Associate

+1 306 230 1665

kerry.fuchs@colliers.com

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