



# Radville Saskatchewan

\$869,000

RBar Restaurant and Hotel has been recognized with an award from Tourism Saskatchewan. It is multi-business property in the thriving community of Radville located in SE Saskatchewan. There are multi-income streams from the bar, hotel (22 rooms), bed and breakfast (5 themed rooms), restaurant, 3 VLTs (additional 3 are in application) plus other potential income opportunities. The hotel part of the property has 22 rooms with a bed and breakfast area with 7 themed rooms plus owner's suite(2 bedroom suite) and manager's suite( 1 bedroom suite). The 22"hotel type" rooms have serious potential for a senior citizen care home as it is separate from the bar and restaurant. The premises have been recently renovated with the most recent renovations in May 2016 being the kitchen area. The replacement cost of the property and inclusions are estimated to be in excess of \$2 million. Additionally, there is a 60'x120' vacant lot adjacent to the premises and included with the sale. This is an exceptional investment opportunity with Care Home potential as there are 22 rooms. Owner financing would be considered for qualified buyers. The local economy is primarily driven by agriculture and diverse supporting service industries. Financials available upon signing a NDA. Owners and owners' kids live in the owner's suite (2 bedroom suite). We figured out that the owner's family get about a benefit of \$40,000 (housing and living expenses) per year from the property and business that is for sale. Check out <http://rbarrestaurant.ca/> (id:6769)

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