



## Midale Saskatchewan

\$249,000

Located midway between Estevan and Weyburn and in the heart of the southeast oilfield, this property is one of a kind! Currently offering a full restaurant with convenience store, large bar, off-sale, and VLTs - this property really has it all! Plus, you can't beat the location, situated right on the service road immediately along HWY 39. Full highway exposure - loads of traffic driving by everyday. The building is currently rented with the tenant operating all parts of the business. While the purchase price is for the property itself, if you didn't want to start your own business, there may be an opportunity for a buyer to take over the tenant's business operations and buy out their inventory - step right into an existing business. Contact the listing agent regarding that.

Otherwise, this sprawling property includes the main building with attached cold-storage garage and shed, as well as small accessory buildings and an L-shaped residential development. The owner reports that these suites have not been rented for a few years and are in need of renovation. In addition to the existing services offered, with no current retail fuel station in Midale, there is a good opportunity to further develop the property to include that. HWY 39 is a major highway bringing in heavy traffic to and from the USA. commuters between Weyburn and Estevan, and more which provide a steady stream of potential fuel customers. Buyers should also note that there is an adjacent property (MLS# SK942925) being sold separately by the same owner. It is an 8.16 acre lot which could be developed into residential or commercial properties. The seller reports both asset and share sale will be considered. With such great location, restaurant/bar/convenience/off-sale services, and potential for more revenue, this property is going to attract a lot of attention. Contact the listing agent for more informatio...

Listing Presented By:



Originally Listed by:  
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