



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)

Listing Presented By:



Originally Listed by:
Royal LePage Next Level

<http://www.sinp.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.