

\$349,000 - 0 4th Avenue, Bone Creek Rm No. 108

MLS® #SK007942

\$349,000

0 Bedroom, 0.00 Bathroom, 2,304 sqft

Hospitality on 0.31 Acres

N/A, Bone Creek Rm No. 108, Saskatchewan

Business Opportunity Alert or a Spacious Residential Property Near Reid Lake! Looking for a unique investment opportunity or a place to call home? This multi-use property offers endless possibilities! Listed well below replacement cost. Whether you're seeking to run a successful business or enjoy the comfort of a large family retreat, this property is a must-see. Highlights, Features & Amenities: Constructed in 2017, this property comes equipped with all the tools and equipment needed for a successful business or comfortable family living. Retail space includes a front entry retail area with a fridge, freezer, counter & supplies. Current inventory(excluding guns, ammo, knives & axes) is included in the purchase. Ice machine, all furniture and equipment, retail fridges, and freezers included. Tavern & Dining: A fully equipped tavern with seating for 27, a kitchen, spacious bathrooms, & an additional patio for outdoor dining. New owners would have to reapply for the tavern permit and patio endorsement. Utility & Efficiency: Features 2 hot water on-demand tanks, HE furnaces, 2 AC units(one for top floor and 2nd for main floor) & central vac. The building is on town water, natural gas and septic tank. 2nd Level: Featuring a spacious 4,600 sq/ft living area/lodge with contemporary finishes, a large commercial kitchen, dining and living areas with a flatscreen TV, 6 bedrooms(each with a bar fridge, flatscreen TV and closet), and 2 full bathrooms. Included Furnishings: all guest



accommodation furniture and furnishings are included in the price. Ample outdoor space includes a 100x120 lot with RV electrical hookups, space for boats, watercraft, and camping equipment. Income/expense spreadsheet available upon request. Don't miss this incredible opportunity! Whether for business or personal use, this property offers unmatched potential, whatever your needs. Call or text today for more info or to schedule your private showing. (id:6289)

Built in 2017

Essential Information

Listing #	SK007942
Price	\$349,000
Bathrooms	0.00
Square Footage	2,304
Acres	0.31
Year Built	2017
Type	Hospitality
Sub-Type	Freehold

Community Information

Address	0 4th Avenue
Subdivision	N/A
City	Bone Creek Rm No. 108
Province	Saskatchewan
Postal Code	S0N2N0

Interior

Heating	Furnace
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Listing Details

Listing Office	eXp Realty
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