

\$895,000 - 1401 35 Highway S, Nipawin

MLS® #SK008867

\$895,000

0 Bedroom, 0.00 Bathroom, 4,757 sqft

Hospitality on 2.70 Acres

N/A, Nipawin, Saskatchewan

This unique hospitality opportunity is situated on a spacious 2.7-acre parcel, offering a fantastic live, work, and relax lifestyle with significant potential for future expansion. The property features the Nipawin Motor Inn; which includes 13 rooms, with a convenient mix of 10 kitchenettes and 3 non-kitchenette units. Complementing the Motel is a seasonal RV Park equipped with 10 serviced lots, providing water and sewer hookups for guests from May to October. A dedicated shower house is also available for RV Park patrons. Furthermore, a charming 3-season Cabin, comfortably sleeping up to eight people and featuring a full kitchen and the comfort of air conditioning; adding to the rental income. The property also includes a fully developed 1176 sq ft Bungalow with four bedrooms (two upstairs/two downstairs) and two bathrooms, perfect for on-site living. A detached garage with natural gas heat provides added convenience. The residence boasts a covered 3-season room that opens to a large, fenced yard, ideal for relaxation and outdoor activities. Recent updates ensure the property is well-maintained, including the Motel shingle replacement in 2022, along with the installation of 2 new furnaces. 2 new hot water heaters and 1 central air conditioning unit. This is a remarkable opportunity to own a versatile property where you can Live, Work and Relax with established income streams and exciting possibilities for growth. Come Live, Work and Relax! (id:6289)



Built in 1959

Essential Information

Listing #	SK008867
Price	\$895,000
Bathrooms	0.00
Square Footage	4,757
Acres	2.70
Year Built	1959
Type	Hospitality
Sub-Type	Freehold

Community Information

Address	1401 35 Highway S
Subdivision	N/A
City	Nipawin
Province	Saskatchewan
Postal Code	S0E1E0

Interior

Heating	Furnace
---------	---------

Listing Details

Listing Office Century 21 Proven Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 29th, 2025 at 3:16pm PDT