

\$770,000 - 101/113 Rayburn Avenue, Vanscoy

MLS® #SK013651

\$770,000

0 Bedroom, 0.00 Bathroom, 10,964 sqft

Hospitality on 0.49 Acres

N/A, Vanscoy, Saskatchewan

Opportunity knocks with this well-established bar and hotel for sale in Vanscoy, Saskatchewan—just a quick 15-minute drive from Saskatoon on a double-lane highway. Strategically located less than 10 minutes from both Nutrien Vanscoy and Nutrien Cory potash mines, this property benefits from consistent traffic and a loyal customer base of local residents and transient workers. The bar features a liquor license, off-sale license, and 8 VLTs, with a spacious seating capacity of 128, plus a large patio area that is perfect for the summer months. Above the bar are seven rooms, including a comfortable manager's suite, offering flexibility for staff housing or future expansion. Recent updates include a newer boiler, furnace, hot water tank, roof repairs (\$27k in 2023), and an upgraded fire suppression system, providing peace of mind for the next owner. The hotel portion, built in 2011, features 12 guest rooms—eight singles and four doubles—with one unit specifically designed for wheelchair accessibility. Each room is equipped with air conditioning, and the building enjoys a low vacancy rate, reflecting the ongoing demand in the area. Guests and patrons alike will appreciate the ample on-site parking and abundant off-street parking available. This is a turnkey business and real estate package, priced to sell. No vendor financing is available. Contact your agent today for more details or to arrange a private viewing. (id:6289)



Built in 1967

Essential Information

Listing #	SK013651
Price	\$770,000
Bathrooms	0.00
Square Footage	10,964
Acres	0.49
Year Built	1967
Type	Hospitality
Sub-Type	Freehold

Community Information

Address	101/113 Rayburn Avenue
Subdivision	N/A
City	Vanscoy
Province	Saskatchewan
Postal Code	S0L3J0

Amenities

Amenities	Storefront
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Interior

Heating	Electric Furnace, Hot Water
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Listing Details

Listing Office	Century 21 Fusion
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