

\$596,000 - Amyot Road S., Northern Admin District

MLS® #SK020201

\$596,000

0 Bedroom, 0.00 Bathroom, 3,792 sqft

Business on 1.63 Acres

Little Amyot Lake, Northern Admin District,
Saskatchewan

The Amyot Inn offers a unique and lucrative turnkey opportunity for adventure-seeking entrepreneurs looking to operate in the beautiful north by Little Amyot Lake. This well-established inn features eight guest rooms on the lower level, each with walkout access to their own lakefront decks, providing guests with idyllic evenings and breathtaking views. The upper-level welcomes guests with three additional rooms, a reception area, and an open dining room with expansive windows overlooking the lake, creating a spectacular setting for both casual and fine dining. Guests can relax in a wet bar, and a spacious visiting area with a warm wood fireplace, perfect for downtime. The fully equipped commercial kitchen enables a variety of dining options, from Sunday buffets to casual lunches. The Manager's suite is situated away from the guest areas but close to the kitchen, consisting of a bedroom, 4pc bathroom, and a private living room with large windows, along with direct access to the lakefront deck. The property also includes a professional hair salon with a private washroom that could be converted into more guest space or a larger office, plus two common washrooms to serve dining guests. Outdoor recreational opportunities are abundant, with the lake stocked with pickerel every three years, making it perfect for fish fries, along with trails suitable for quadding and snowmobiling. A dock provides water-based recreation, while



two seasonal campsites, currently rented for additional income, further enhance the revenue potential. Several outbuildings offer storage for recreational vehicles, and a large garage ensures vehicles are kept protected from the elements. All furnishings, equipment, and fixtures are included, making this property a truly turnkey operation. The current owner will support the transition to new management, making it a prime opportunity to enjoy a successful business while embracing an active, outdoor-oriented lifestyle in a pristine northern setting. (id:6289)

Built in 1987

Essential Information

Listing #	SK020201
Price	\$596,000
Bathrooms	0.00
Square Footage	3,792
Acres	1.63
Year Built	1987
Type	Business
Sub-Type	Freehold

Community Information

Address	Amyot Road S.
Subdivision	Little Amyot Lake
City	Northern Admin District
Province	Saskatchewan
Postal Code	S0M0G0

Interior

Heating	Other
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Listing Details

Listing Office	RE/MAX Of The Battlefords
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