

\$549,900 - 101 B Avenue E, Wynyard

MLS® #SK020596

\$549,900

0 Bedroom, 0.00 Bathroom, 11,252 sqft

Hospitality on 0.14 Acres

N/A, Wynyard, Saskatchewan

Excellent opportunity to own a landmark business and building in the thriving community of Wynyard, Saskatchewan - a full-service town with a high school, regional college, golf course, rink, hospital, banks, and automotive services. The property offers 11,252 sq.ft. of space on a concrete foundation with a durable brick exterior. The main floor features a fully licensed restaurant and bar, an ice cream/slush area (not in full operation, providing great potential for an additional revenue stream), 10 VLTs offering steady, low-maintenance income, ATM, and permits for restaurant liquor and tobacco sales. A smart home system controls security, lighting, heating, and cooling. The second floor includes a long-term tenant in a 2-bedroom suite with kitchen and 4-piece bath, while the remaining area could be developed into up to 12 guest rooms, 4 bathrooms, and 1 laundry room. The third floor offers an owner's suite with living, kitchen, dining, one bedroom, and 4-piece bath, plus a move-in-ready manager's bachelor suite with kitchen and 3-piece bath; seven additional rooms provide renovation potential. The main floor is heated with a floor unit and A/C, and the upper floors with hot-water heating. Upgrades completed around 2016 include washroom and kitchen renovations, walk-in cooler, reverse osmosis system, modern lighting, décor updates, and fresh finishes throughout. A rare chance to own a versatile, income-producing property with room to grow in the heart of Wynyard.



(id:6289)

Built in 1925

Essential Information

Listing #	SK020596
Price	\$549,900
Bathrooms	0.00
Square Footage	11,252
Acres	0.14
Year Built	1925
Type	Hospitality
Sub-Type	Freehold

Community Information

Address	101 B Avenue E
Subdivision	N/A
City	Wynyard
Province	Saskatchewan
Postal Code	S0A4T0

Amenities

Amenities	Storefront
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Interior

Heating	Furnace, Hot Water
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Listing Details

Listing Office	L&T Realty Ltd.
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