



Colliers



310 McPherson Street, Kerrobert, SK Excl.

Golden Prairie Lodge, Gas Bar & C-Store **for sale**

The sale of this turnkey hospitality and retail hub in Kerrobert is offered by the court-appointed Receiver which includes business and real estate.

Located in Saskatchewan's west-central resource region, the site offers high visibility, easy access and no direct retail fuel competition. This property generates income from multiple sources beyond lodging, including a convenience store offering cannabis products, retail fuel, quick-service food and a lounge featuring dining and VLTs. This opportunity is suitable for owner-operators or investors. Financial details are available upon execution of a confidentiality agreement.

Receiver-managed sale of business and property assets.

Asking:

\$3.6 m



Highway
exposure



Business &
real estate

Keith Webb

Vice President | Sales Associate
+1 306 222 0774
keith.webb@colliers.com

Christina Stus

Sales Associate
+1 306 717 4013
christina.stus@colliers.com

Property Profile

Golden Prairie Lodge

Located in west central Saskatchewan, Kerrobert is a thriving community relying on agriculture and oil and gas industries.

Building Area 38,130 SF

Site Area ± 14.42 AC

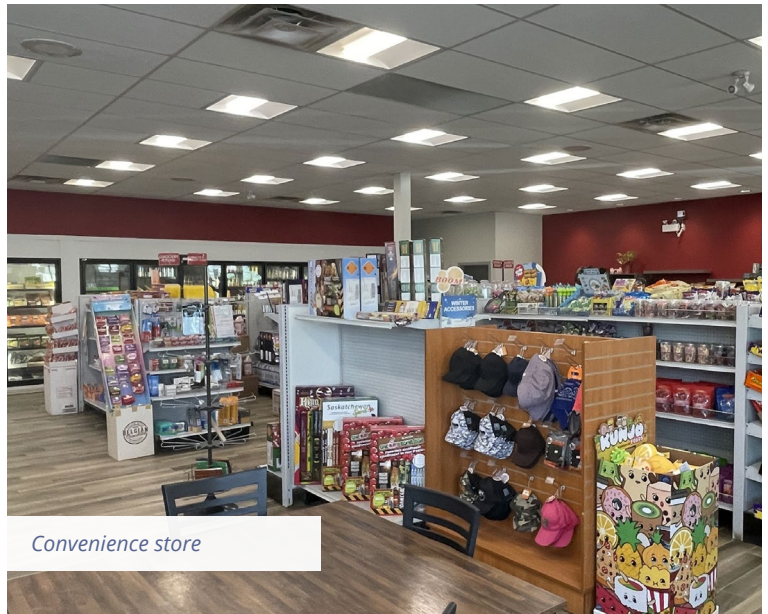
Zoning C2 (Highway Commercial District)
IND2 (Medium to Heavy Industrial)

Parcels 164349120, 118791210, 164161111

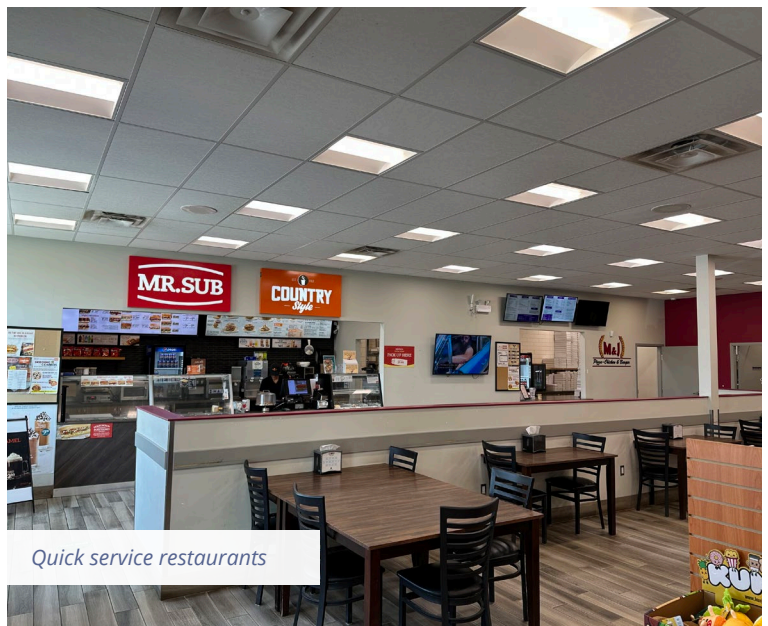
Possession Negotiable

Property Tax \$43,865.54 (2024)

Asking Price \$3,600,000.00



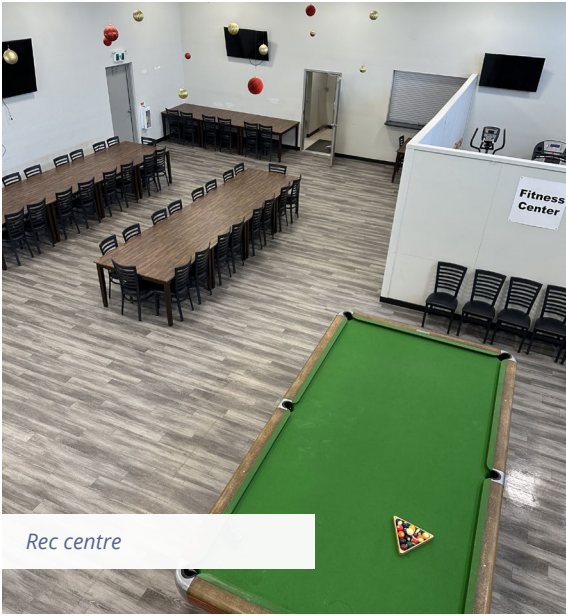
Convenience store



Quick service restaurants

Property features

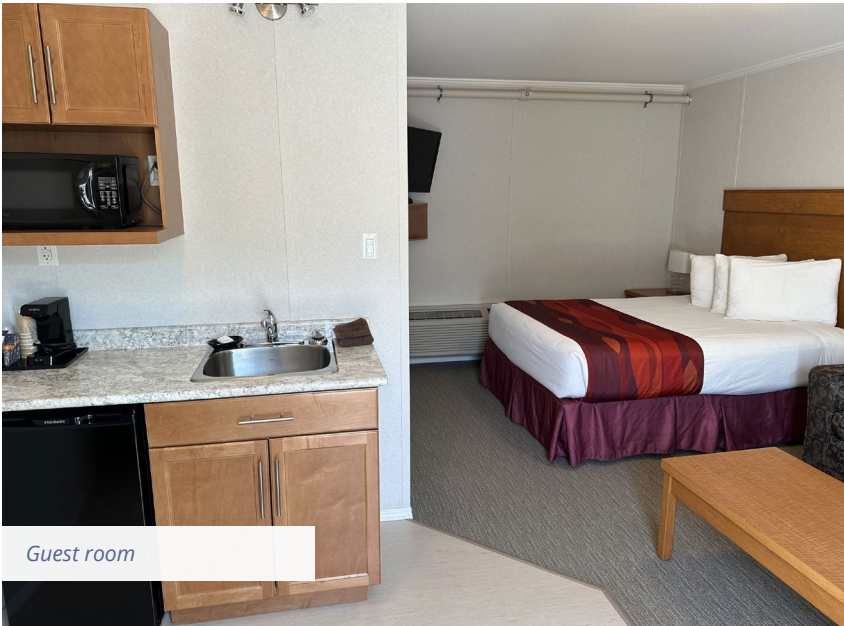
- **Convenience Store** | 7,420 SF building including cannabis retail, 3-pump Gas-Plus fuel station, coin-operated laundry, Bold Raven Pub & Grill with 3 VLTs, Mr. Sub, Country Style Takeout and M&J Chicken, Pizza & Burgers
- **Lodge** | Sixteen (16) buildings with a total of eighty-one (81) guest rooms
- **Rec Centre** | 6,024 SF building including outdoor seating area, pool table, foosball table, fitness center, kitchen and serving area and commercial dish pit
- **Staff Accommodations** | Three (3) buildings; two (2) 1,520 SF and one (1) 2,190 SF



Rec centre



Rec centre catering area



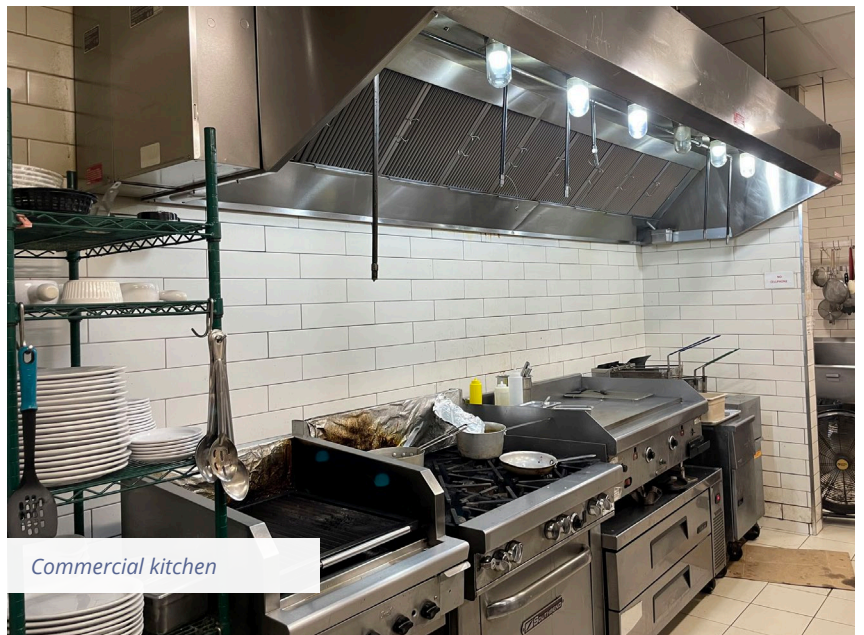
Guest room



Lodging

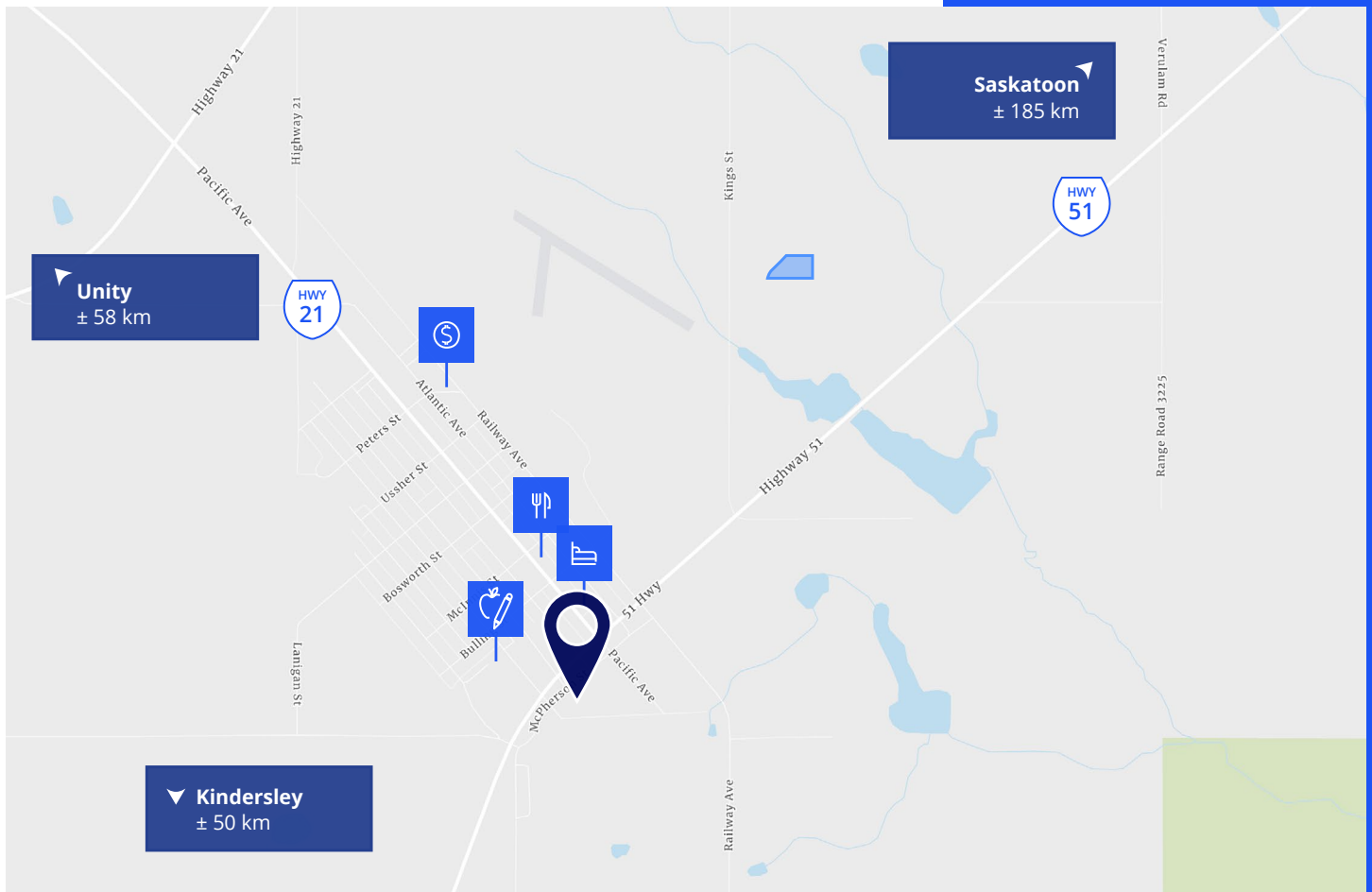


Restaurant kitchen



Commercial kitchen

Easy access to local amenities



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