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For Sale

# ELK RIDGE GOLF & CONFERENCE CENTRE

Waskesiu Lake | SK Excl.





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# WELCOME TO ELKRIDGE GOLF & CONFERENCE CENTRE

Amidst the rustling tamarack, spruce, fir and pine, in the heart of Saskatchewan's boreal forest, lies Elk Ridge Golf & Conference Centre, the region's largest and most highly acclaimed year-round destination resort. Saskatchewan's premier all season resort offers fine dining, luxurious accommodation, conference and wedding facilities, spa/wellness amenities and championship golf. Receiving Trip Advisor's prestigious "Certificate of Excellence" Award in 2018, Elk Ridge Resort is truly incomparable. With Waskesiu townsite, the Prince Albert National Park and the Lakeland region on its doorstep, superlatives cannot do justice to describe this one-of-a-kind-property.

## PROPERTY DETAILS

BUILDING	± 7,000 SF
ZONING	C1
PARCELS	135844229, 135844128, 202762908, 202762896, 166153675, 135843992, 135844207, 135844162
POSESSION	Negotiable
TAXES	\$105,110 (2019)





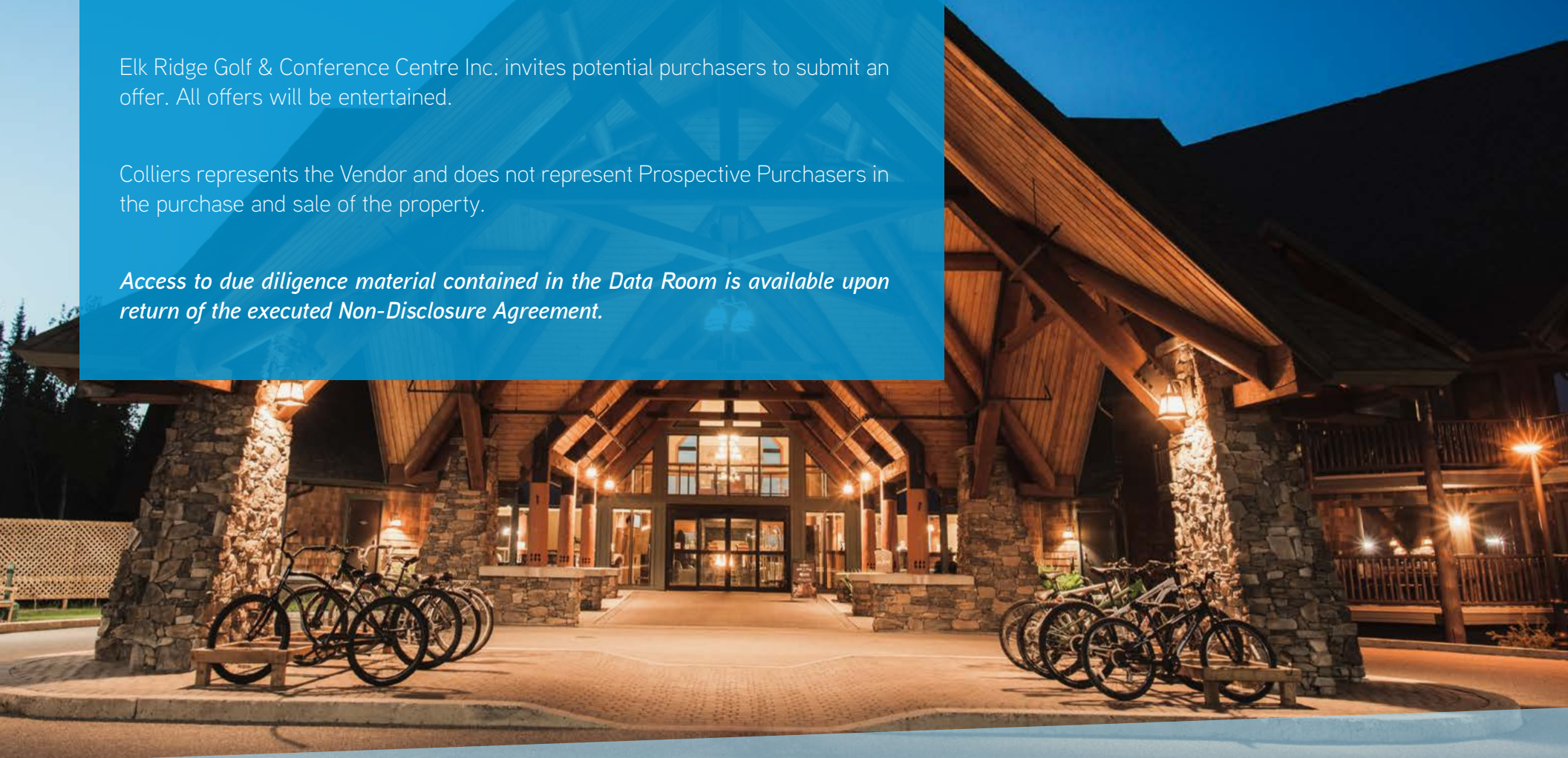
# ELK RIDGE GOLF & CONFERENCE CENTRE

## *THE OFFERING*

Elk Ridge Golf & Conference Centre Inc. invites potential purchasers to submit an offer. All offers will be entertained.

Colliers represents the Vendor and does not represent Prospective Purchasers in the purchase and sale of the property.

*Access to due diligence material contained in the Data Room is available upon return of the executed Non-Disclosure Agreement.*



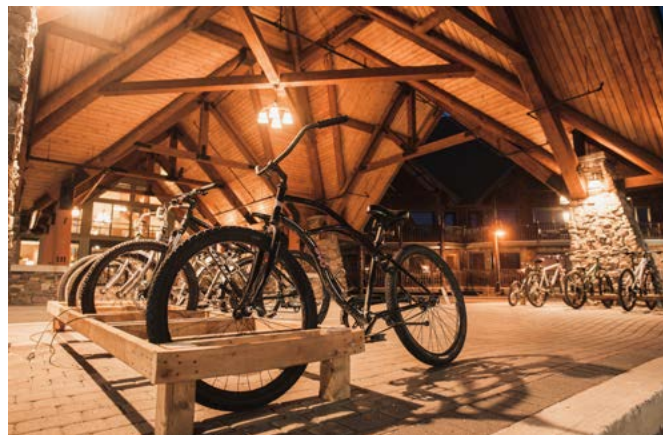


# PROPERTY HIGHLIGHTS

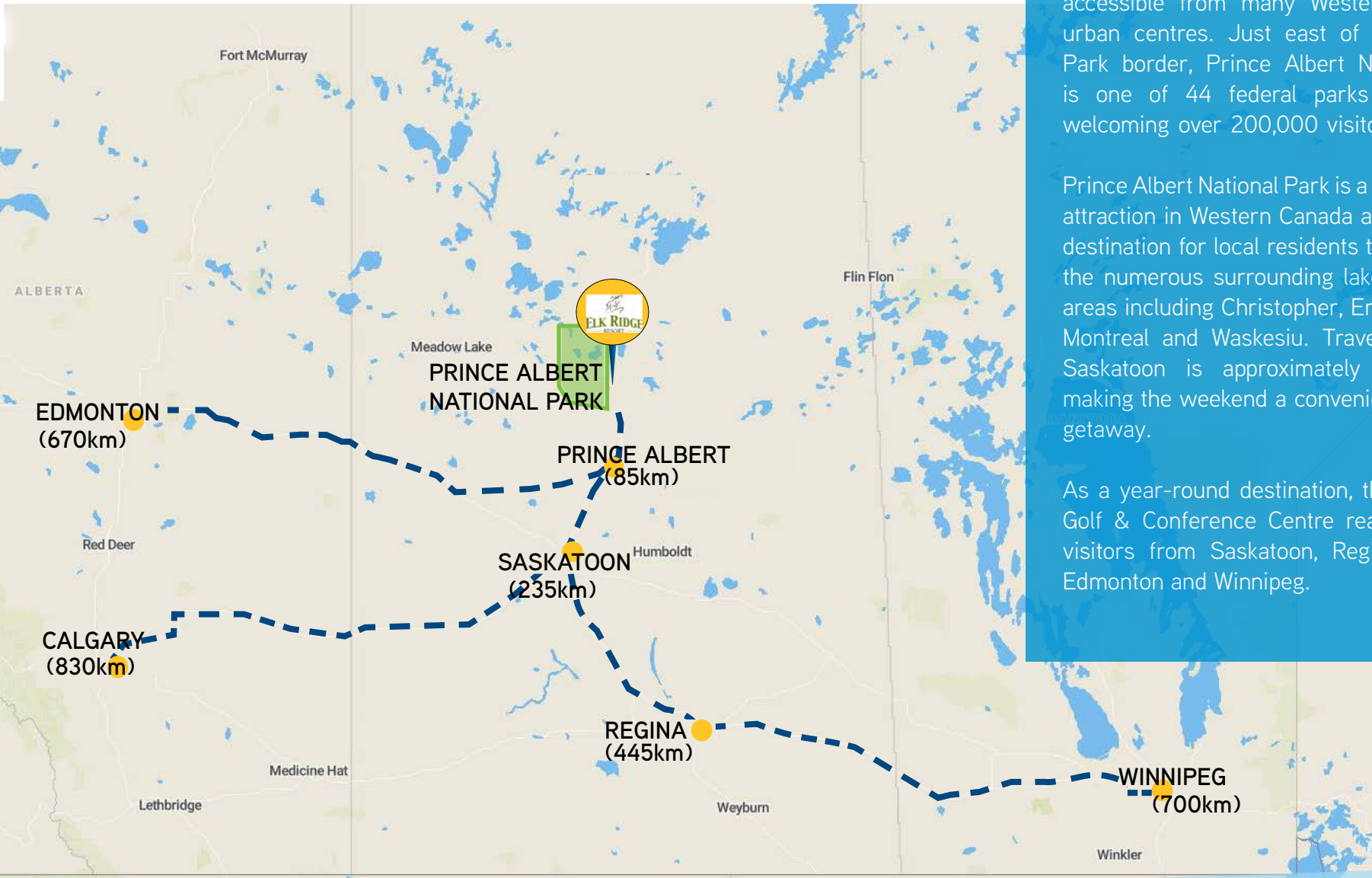


- > Site size of ± 479 AC
- > World-class accommodations, meeting and conference facilities
- > Year-round resort
- > Thirty-four (34) rooms, twelve (12) guest cabins
- > 27-hole championship golf course
- > Tree0six Adventure Park and zip line
- > Aquatic centre
- > Horseback riding
- > Fine dining/casual pub
- > Trout pond
- > Spa and wellness centre
- > Hiking, biking, cross country ski trails
- > Snowmobile/ATV trails, skating, snowshoeing and toboggan hill
- > Immediate proximity to Prince Albert National Park

PROPERTY SUMMARY	
<b>Address</b>	<b>Hwy 264 Waskesiu Lake, Saskatchewan, S0J 2Y0</b>
Building Overview	<ul style="list-style-type: none"> <li>• Elk Ridge Lodge</li> <li>• 27 holes of golf with practice facility</li> <li>• The Clubhouse building</li> <li>• The Pavilion Building</li> <li>• Staff housing facility</li> </ul>
Number of Guestrooms	<ul style="list-style-type: none"> <li>• Thirty-four (34) rooms</li> <li>• Twelve (12) cabins</li> <li>• Rental pool of nineteen (19) townhomes and twenty (20) cottages</li> </ul>
Food & Beverage	<ul style="list-style-type: none"> <li>• Fine dining restaurant and casual pub</li> </ul>
Other Amenities	<ul style="list-style-type: none"> <li>• Over 7,000 SF of flexible meeting spaces, full-service spa/wellness centre, aquatic centre, horseback riding, Elk Ridge Church, large trout-stocked pond, Elk Ridge Eco-Adventures, extensive biking/hiking/cross-country trails, tobogganing hill</li> </ul>



# LOCATION



Elk Ridge Golf & Conference Centre is easily accessible from many Western Canadian urban centres. Just east of the National Park border, Prince Albert National Park is one of 44 federal parks in Canada, welcoming over 200,000 visitors per year.

Prince Albert National Park is a major tourist attraction in Western Canada and a popular destination for local residents that also visit the numerous surrounding lake and resort areas including Christopher, Emma, Candle, Montreal and Waskesiu. Travel time from Saskatoon is approximately two hours, making the weekend a convenient and easy getaway.

As a year-round destination, the Elk Ridge Golf & Conference Centre readily attracts visitors from Saskatoon, Regina, Calgary, Edmonton and Winnipeg.



## ELK RIDGE LODGE

FIRESIDE RESTAURANT |  
SALACIA SPA |



## THE CLUBHOUSE

PRO SHOP |  
WALLEYE'S PUB |



ASPEN FAMILY COURSE | **KIDS GOLF FREE!**



BIRCH COURSE



TAMARACK COURSE

## TRAILS



BOREAL TRAIL | 7.5KM



WOLF TRAIL | 0.9KM



LYNX TRAIL | 2.0KM



## CHURCH



## PAVILION AND GOLF CONCESSION



## COTTAGES



## FAIRWAY TOWNHOUSES



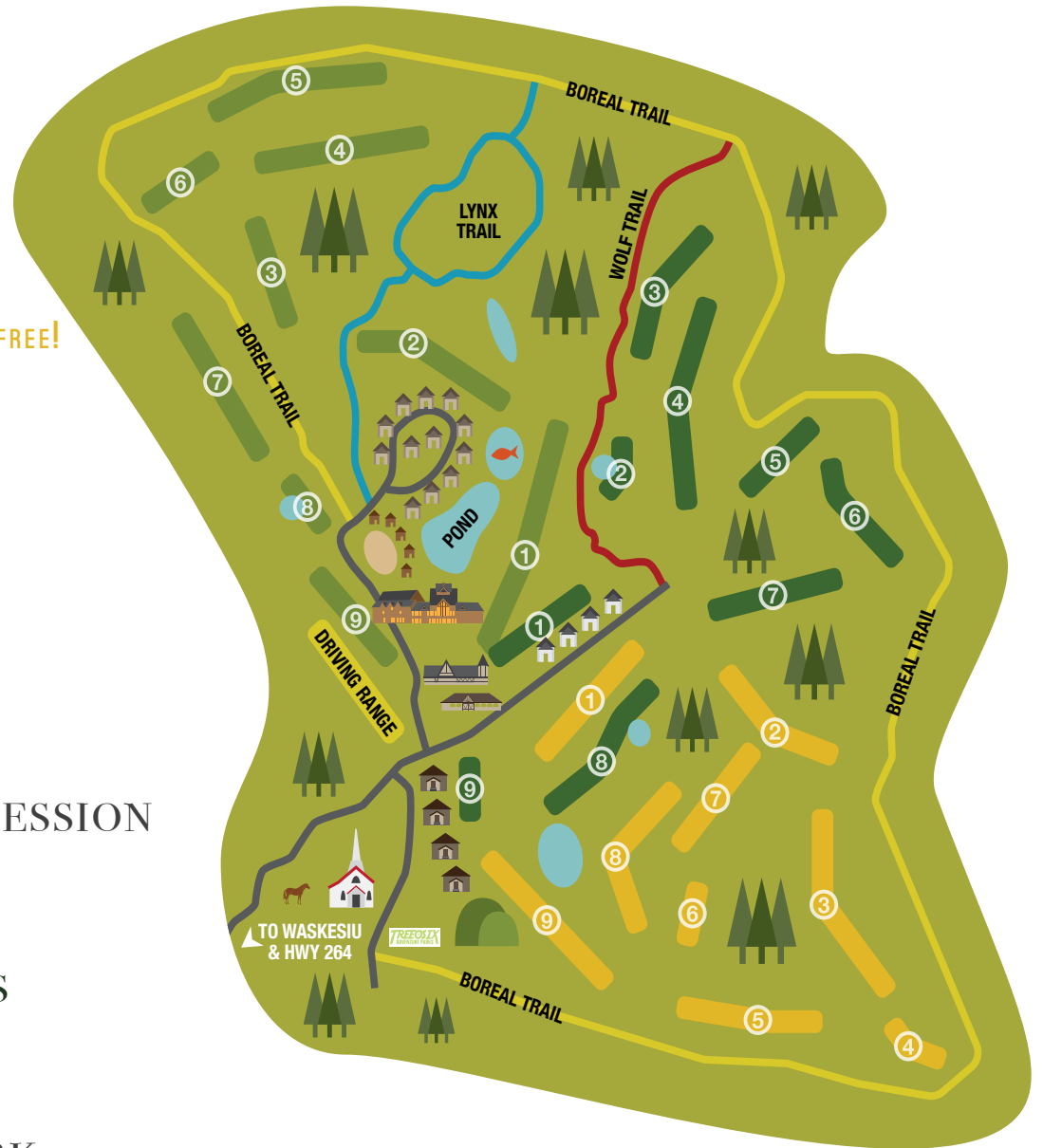
## CABINS & PLAYGROUND



## TREEOSIX ADVENTURE PARK



## TRAIL RIDES





# LODGING



## LODGING

The Elk Ridge Resort & Conference Centre is centered on the Elk Ridge Resort, the mainstay for guests of the facility. The Elk Ridge Lodge features thirty-four (34) rooms and an additional twelve (12) cabin units are available in 2, 3 and 4-bedroom configurations.

## ELK RIDGE LODGE

The Elk Ridge Lodge features thirty-four (34) guestrooms, thirty (30) are conventional king or queen/queen configurations, two (2) are Signature Rooms and two (2) are Executive Rooms. The lodge is decorated in earth tone furnishings to support a relaxing environment.

## GUESTROOM AMENITIES

- › Kind/queen beds with feather duvet
- › Private, furnished balcony
- › Desk and chair
- › Flat-screen satellite television
- › Small fridge
- › Separate shower and bathtub
- › Bed and bath linens
- › Bath robes
- › Wall-mounted hair dryer
- › Iron and ironing board
- › Balcony with table and two (2) chairs

## SIGNATURE ROOMS

- › Include above amenities
- › Natural gas fireplace (Signature Rooms)
- › Jacuzzi (Executive Jacuzzi Suite)
- › Queen sofa bed in living room (Executive Jacuzzi Suite)



## ADDITIONAL AMENITIES

There are currently twelve (12) additional cabins residing on twenty (20) serviced lots on a separately titled parcel. These cabins are offered as part of the accommodations and are available in two (2), three (3) and four (4) bedroom units. The Cabins feature a kitchen with fridge, stove and microwave as well as a gas BBQ on an outdoor deck. The Cabins are located just a short walk from the Elk Ridge Lodge.

## CABIN AMENITIES

- › Bedrooms with queen/twin beds
- › Queen sofa bed in living room
- › Natural gas fireplace
- › Fully equipped kitchen
- › Fridge, stove and microwave
- › Dishes and silverware
- › Flat-screen satellite television
- › Shower and bath
- › Iron and ironing board
- › Wheelchair accessibility
- › Front deck with BBQ, table and chairs

## RENTAL POOL

In addition to the lodging facilities, four residential projects have been completed. Of these, the Fairway Townhomes and the Cottages at Elk Ridge feature individually owned units with voluntary participation in a rental pool managed by Elk Ridge.

The Cottages at Elk Ridge consist of thirty-nine (39) free-standing cottages ranging from 865 to 1,320 SF. Currently, twenty (20) owners participate in the rental pool.

The Fairway Townhomes is a twenty-eight (28) unit walk-up style townhome development situated in four (4) seven (7) unit pods. There are currently nineteen (19) owners participating in the rental pool.

The units participating in the rental pool are charged at full rate by Elk Ridge and owners are reimbursed at 65% of the charged rate.

ELK RIDGE RESORT - ACCOMODATIONS			
Accommodation	# of Units	Max Occupancy	Capacity
Main Lodge	34	2	68
Cabins	12	6-10	84
Townhomes (rental)	19	6-10	144
Cottages (rental)	20	6-10	170
<b>TOTAL</b>	<b>85</b>		<b>466</b>



# PHOTO GALLERY



SIGNATURE ROOM



EXECUTIVE JACUZI SUITE



WOODLAND ROOM



POOL





THE CABINS



CABIN



FOUR BEDROOM CABIN



CABIN



## MEETING AND CONFERENCE FACILITIES

Elkridge Golf & Conference Centre appeals to a variety of groups ranging from corporate retreats and galas to client presentations and conferences. The facility holds over 7,000 SF of flexible meeting space, which includes two (2) event spaces that can accommodate 225-250 people. Additionally, there are smaller break-out rooms which offer a variety of configurations to meet the needs of group bookings.

The Pavilion is also available as a meeting space. The building is a rustic, timber structure located on the golf promenade deck area. Seating is maximized at 250 people and is commonly used for tournament banquets and corporate events. The Pavilion is also a popular space for weddings with the on-site Salacia Spa providing a complete offering of spa services.





# ELK RIDGE LODGE & CONFERENCE CENTER FACILITIES' CAPACITY

ELK RIDGE LODGE CONFERENCE & BANQUET FACILITIES' CAPACITY								
Room	Size (SF)	Theatre	U-Shape	Boardroom	Classroom	Reception	Rounds of 6	Rounds of 8
Wapiti ABC	3,000	240	140	120	96	220	162	205
Wapiti A	900	70	45	30	24	70	42	56
Wapiti B	1,200	100	50	50	48	80	60	80
Wapiti C	900	70	45	30	24	70	42	56
White Tail AB	700	70	40	28	32	64	48	64
White Tail A	350	30	20	16	16	32	24	32
White Tail B	350	25	20	10	16	32	18	24
PAVILION CONFERENCE/BANQUET FACILITIES' CAPACITY								
Room	3000	250	80	48	120	250	150	248



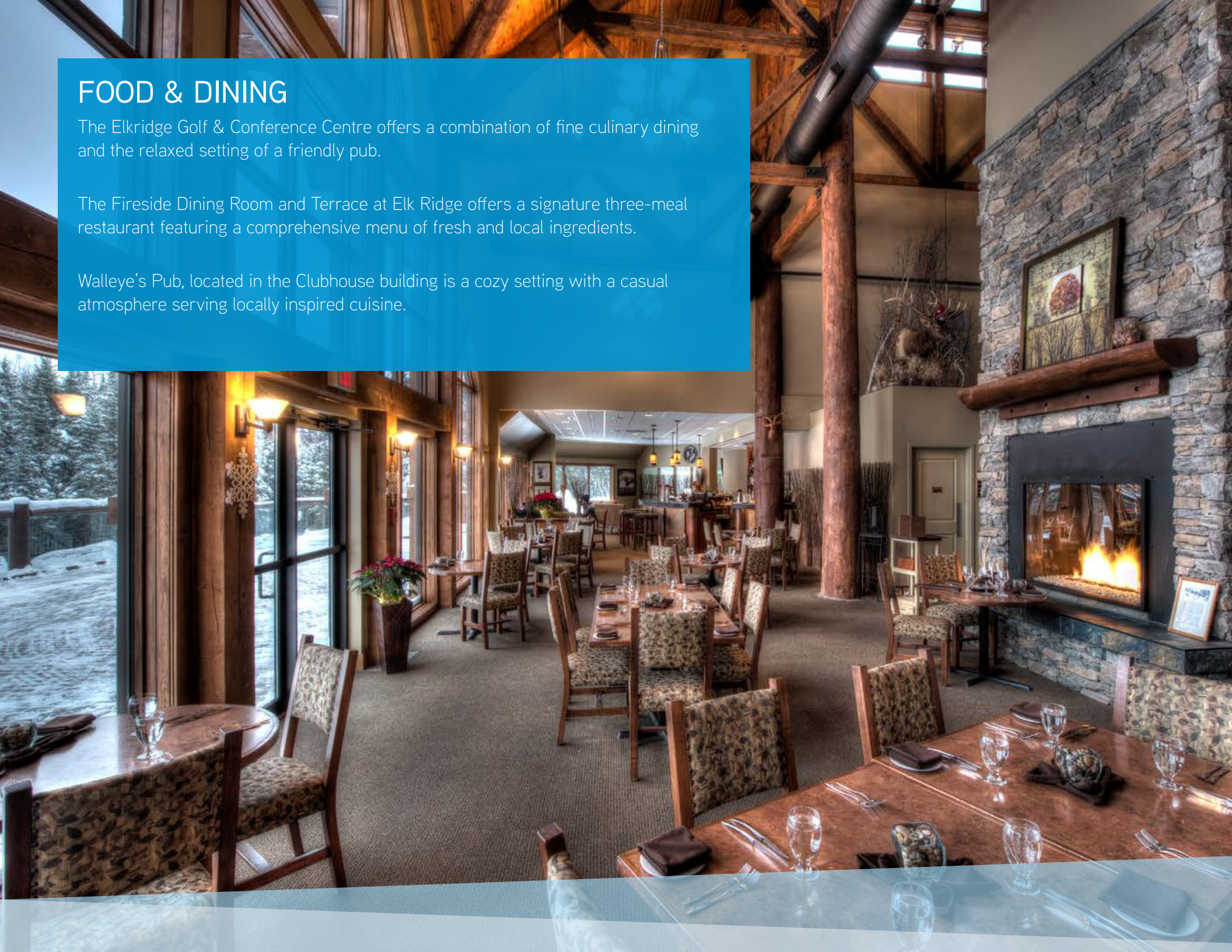


## FOOD & DINING

The Elkridge Golf & Conference Centre offers a combination of fine culinary dining and the relaxed setting of a friendly pub.

The Fireside Dining Room and Terrace at Elk Ridge offers a signature three-meal restaurant featuring a comprehensive menu of fresh and local ingredients.

Walleye's Pub, located in the Clubhouse building is a cozy setting with a casual atmosphere serving locally inspired cuisine.





# GOLF FACILITIES

- › Twenty-seven (27) holes of championship golf
- › Rating of 8.4/10 from ScoreGolf Canada
- › Nestled in tranquil, lush, boreal forest
- › Golf season running May through September
- › On staff CPGA pro for teaching in practice facility
- › Additional amenities enjoyed by golfers include:
  - › Ninth-hole concession
  - › Electric golf carts
  - › Beverage carts
  - › Pro shop



THE CLUBHOUSE



## ADDITIONAL AMENITIES

In addition to luxurious lodging, exquisite dining and world class golf, Elk Ridge Golf & Conference Centre offers a variety of amenities for every interest.

- › Fitness and aquatic centre
- › Recreational activities for families of all ages
- › Hiking
- › Nature and cross-country trails
- › Cycling
- › Horseback riding
- › Fully stocked trout pond
- › Extensive snowmobile trails in the Lakeland Area
- › Over twenty-five (25) kms of snowshoe and cross-country trails
- › A large tobogganing hill and warm-up shack
- › Skating and outdoor hockey on the pond in winter
- › Elk Ridge Eco Adventures Tours offers zip lines, canopy tours and a climbing wall
- › The Elk Ridge Eco Adventure Tours and the horseback riding operator currently have a percentage rent lease agreement with the Resort.









# INVESTMENT HIGHLIGHTS





# FUTURE RESIDENTIAL & COMMERCIAL DEVELOPMENT

This is an excellent opportunity to invest in a dual income stream resort business, offering income streams from both the existing operating business and potential future residential development.

Situated on ± 479 AC of land, the opportunity exists for a prospective owner to complete a fully master planned community with a variety of housing options.

Significant capital investments have already been made by the developer. Investments include infrastructure, marketing and planning, and the development and sale of fully serviced estate, cabin, condominium and townhome developments.

FUTURE DEVELOPMENT	
Project Summary	Description
Elk Ridge Lodge expansion	Thirty-four (34) unit mirror expansion wing site for main lodge
Parcels K & L 2.1 AC	Potential condominium site, fifty-six (56) future condominium units
Residential golf course development land	Future residential lots, 40 AC total zoned RF (Rural Forest)
Elk Ridge cabin expansion site	Rental cabin expansion site, eight (8) serviced lots adjacent to existing site

COMPLETED RESIDENTIAL DEVELOPMENTS				
Completed Project Summary	Completed Units	Sold Inventory	Remaining Inventory	Description
Elk Ridge Estates (lots)	111	76	35	A collection of fully-serviced subdivided lots. The average sale per lot is \$109,456 with ten (10) lots sold in 2014.
Fairway Townhomes	28	28	0	Townhomes on the first hole of Tamarack nine
Eagle View Villas	64	64	0	Sold-out owner-occupied development of villa units.
The Cottages at Elk Ridge	39	39	0	Sold-out freestanding cottage development
<b>Total</b>	<b>242</b>	<b>206</b>	<b>35</b>	







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