



Colliers

Ramada Golf Dome

Ramada by Wyndham

29th St E

Outlaws Country Rock Bar

120 29th Street East

706 Idylwyld Drive North

706 Idylwyld Drive North & 120 29th Street East, Saskatoon, SK Excl.

Motel & vacant lot for sale

Longtime operating motel with a connecting vacant lot ideal for expansion or redevelopment.

The site has great exposure on Idylwyld Drive, a major north-south traffic artery and is an ideal opportunity for an investment or an owner-user. Financial information available with an executed confidentiality agreement.

- Well-maintained with major upgrades
- Fifty-six (56) room motel including a vacant restaurant with equipment
- Potential for apartment conversion; ± 40% of the rooms are rented monthly
- Vacant lot features a small concrete pad and compacted gravel
- Adjacent to the Ramada by Wyndham and Outlaw's Country Rock Bar
- Close to large residential neighbourhoods and the Central Business District

Asking:

\$2,795,000



56 room motel



± 0.6 AC development site

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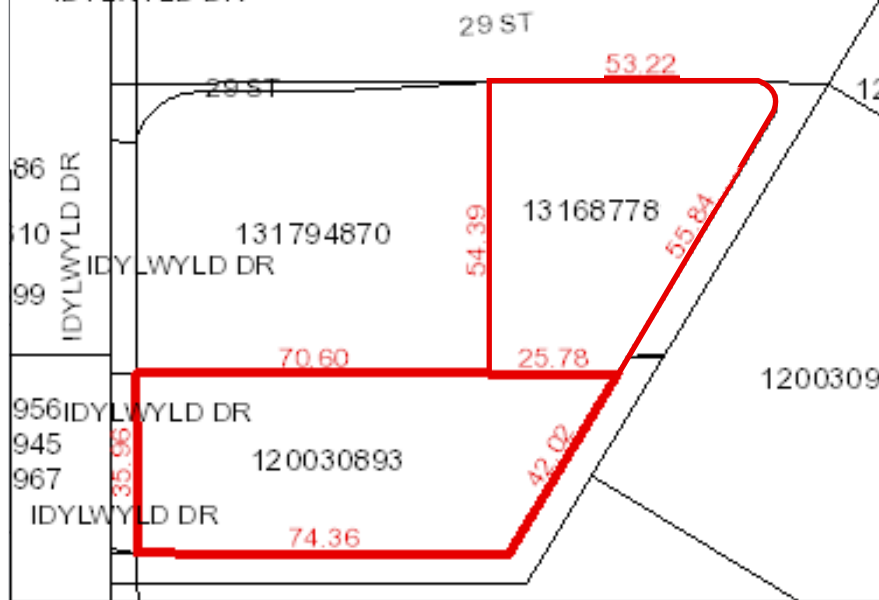
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Property Profile

Motel & Development Lot

This is a package sale only, unless the motel sells first.

Building	± 26,432 SF over two (2) levels
Site Area	706 Idylwyld Dr N ± 0.8 AC 120 29 th St E ± 0.6 AC
Zoning	B4 (Arterial and Suburban Commercial)
Parcels	706 Idylwyld Dr N 120030893 120 29 th St E 131687781
Possession	Negotiable
Property Tax	706 Idylwyld Dr N \$27,743.94 (2024) 120 29 th St E \$5,102.44 (2024)
Asking Price	\$2,795,000.00



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