

Upper Fishing Lake, SK – Closing December 14, 2022

HTML Title:

Caribou Creek Lodge Ltd Motel, Store, Restaurant & Camping Lease Improvements

Meta Description:

Don't miss your opportunity to buy the Caribou Creek Lodge commercial lease improvements located at Upper Fishing Lake, SK. This property is being sold on MarketPlace E, for auction and bidding information, visit rbauction.com/realestate.

H1:

Caribou Creek Lodge Ltd Motel, Store, Restaurant & Camping Lease Improvements

<p>[Property photos: Maximum of 4 photos, rotating] – this information is should represent a link from ftp2 site where designed maps and photos are placed for webmaster to build</p>	Contact Information 1.866.490.3081
	realestate@ritchiebros.com
<p>IP MarketPlace E</p> <p>5 Unit Motel, 2 Rental Cabins, 14 Rooms in 2 Rental Trailer Units, 8 RV Camping Site, Store, 31 Seat Restaurant, Living Quarters & 2400± Sq Ft Shop Commercial Lease Improvement</p> <p>Auction Information Bidding on this real estate will close on December 14, 2022</p> <p>Directions to property: Caribou Creek Lodge, SK 106, Candle Lake, SK GPS 54.05913, -104.65775</p> <p>[map here] – this is where webmaster will place the map</p> <p><u>View more property photos.</u> - Additional images will be placed here to highlight other key images of buildings etc.</p>	<p>Brokerage: Ritchie Bros Real Estate Services Ltd</p> <p>Auction Details IP MarketPlace-E closing December 14, 2022</p> <p><u>Click here</u> for auction and bidding information.</p> <p>Open House Information May be viewed by appointment</p> <p>Additional Documents</p>

SK/Commercial Lease Agreement #300973

Caribou Creek Lodge Ltd Lease Improvement Details

- **17.81+/- Acre Lease until March 31, 2032**
- **1350+/- Sq Ft 5 Unit Motel**
 - (5) Double Units
 - Private washroom
 - Air conditioning
 - Laundry Facilities
 - (2) Maytag Washers
 - (2) Maytag Dryers

- **(2) Rental Cabins**
 - Cabin 1
 - 288+/- sq ft
 - Sleeps 3
 - Wood stove, power, fridge
 - Cabin 2
 - 512+/- sq ft
 - Sleeps (8)
 - Wood stove, power, fridge, stove
- **(2) 4200+/- Sq Ft Rental Trailer Units**
 - Unit 1
 - (8) Rental Rooms (1) triple room, (7) double rooms
 - (2) Washrooms
 - Shared living room
 - Unit 2 (staff accommodation)
 - (4) Double rooms
 - (2) Single rooms
 - (2) washrooms
- **Camping Facilities**
 - (8) power camping sites
 - (5) non serviced camping sites
- **3500+/- Sq Ft Restaurant, Store & Living Quarters**
 - 670+/- sq ft restaurant with commercial kitchen
 - Cooler, 4 burner range with grill and double ovens, dishwasher, freezer, commercial mixer
 - Seats 31
 - 900+/- sq ft store & fuel service
 - (1) 7700-gallon diesel tank
 - (5) 5500-gallon underground fuel storage tanks
 - 1000-gallon propane filling station (rented tank)
 - Coolers & Freezers
 - Inventory TBD
 - 480+/- sq ft addition
 - (2) washrooms
 - 225+/- sq ft storage room
 - (2) bedroom, (1) bathroom living quarters
- **2400+/- Sq Ft Shop & Office**
 - 200+/- sq ft office
 - 2200+/- Sq ft shop
 - Coats tire changer
 - Balco wheel balancer
 - Coleman air compressor
 - (2) overhead doors
 - 12 ft x 12 ft
 - 15 ft x 14 ft

- In floor heat
- 220 v power
- **20 Ft x 24 Ft Cold Storage Building**
 - 10 ft x 8 ft overhead door with opener
 - (14) chest style deep freezers
- **Other Property Features**
 - Kato 50 KW 1 phase diesel backup generator
 - 8588 hours
 - Propane heat to rentals, store & living quarters
 - (2) 1000-gallon propane tanks
 - Power
 - 250 ft water well
 - Telephone
 - Satellite
 - (4) Septic tanks
 - 1000 gallon
 - 1200 gallon
 - (2) 2000 gallon
 - (2) Gilbarco Fuel Pumps (not operating)
 - Qty of gravel

Bidders must satisfy themselves as to the exact current acres, property lines and fence locations, building sizes, taxes and assessments, zoning and permitted uses & surface lease revenue details. The information provided is a guide only.