

# Tim Anderson

*Commercial Real Estate*



For Sale

**405**  
Ogilvie Street  
Moosmin, SK



**ROYAL LEPAGE**  
Mission Real Estate

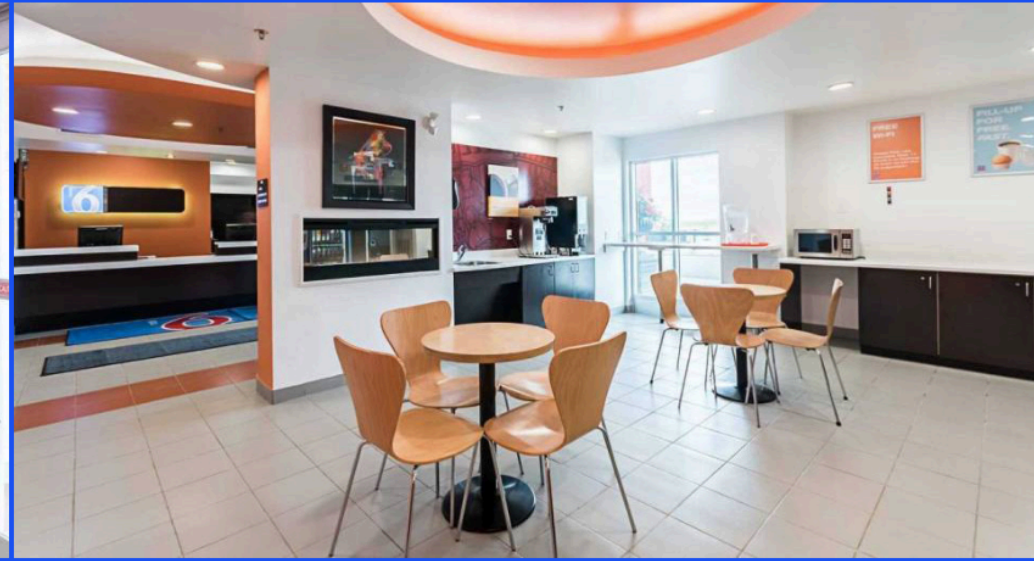
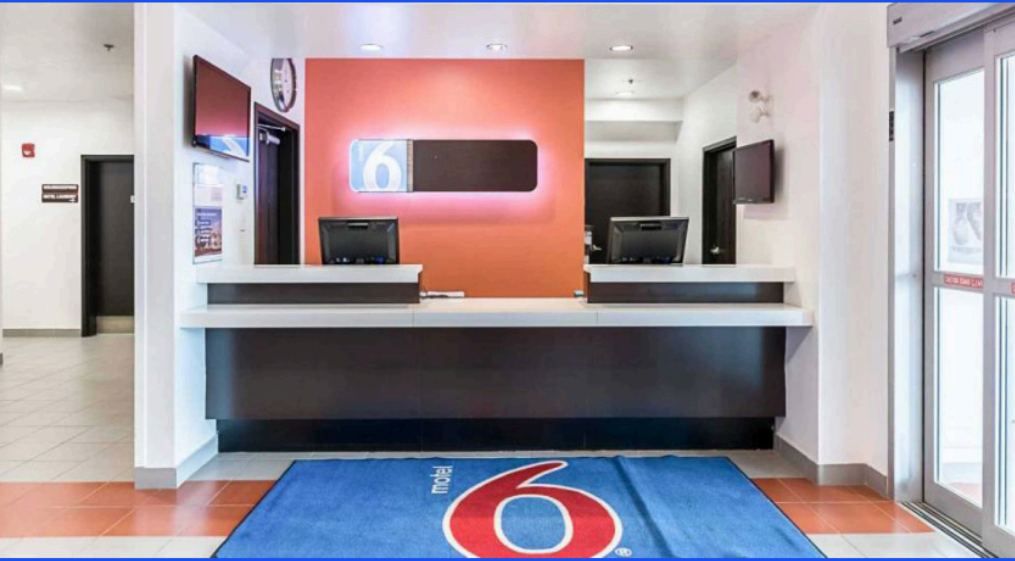


**REMAX**  
COMMERCIAL

# Opportunity

This fabulous hotel property is well located on Highway #1 East, near the Manitoba/Saskatchewan border. The property is franchised as a Motel 6 with 76 guest suites. 16 guest suites offer full kitchenettes. The suites are serviced by a main breakfast with a larger room available for meetings. The roof top has several solar panels which heat the building water system. The property is

also serviced by its own water softening system. All on-site parking is asphalt. Oversize vehicles have ample room to park rigs/equipment in a separate heavy vehicle area. Vendor Take Back (VTB) financing is available. 35% down payment may be available. In addition, 10-count of room heat/cool units, in storage for future replacement or repair are included in the sale.





# Property Overview

<b>Address</b>	405 Ogilvie Street, Moosomin, SK
<b>Building Area</b>	36,172 SF (3,360 M2)
<b>Site Area(s)</b>	2.97 Acres
<b>Zoning</b>	C2 - Commercial
<b>Parcel</b>	Surface Parcel 166064193
<b>Property Taxes</b>	\$49,182.72 (2025)
<b>Possession</b>	Upon completion of documents
<b>Asking Price</b>	\$5,900,000





# Features



TransCanada Highway location



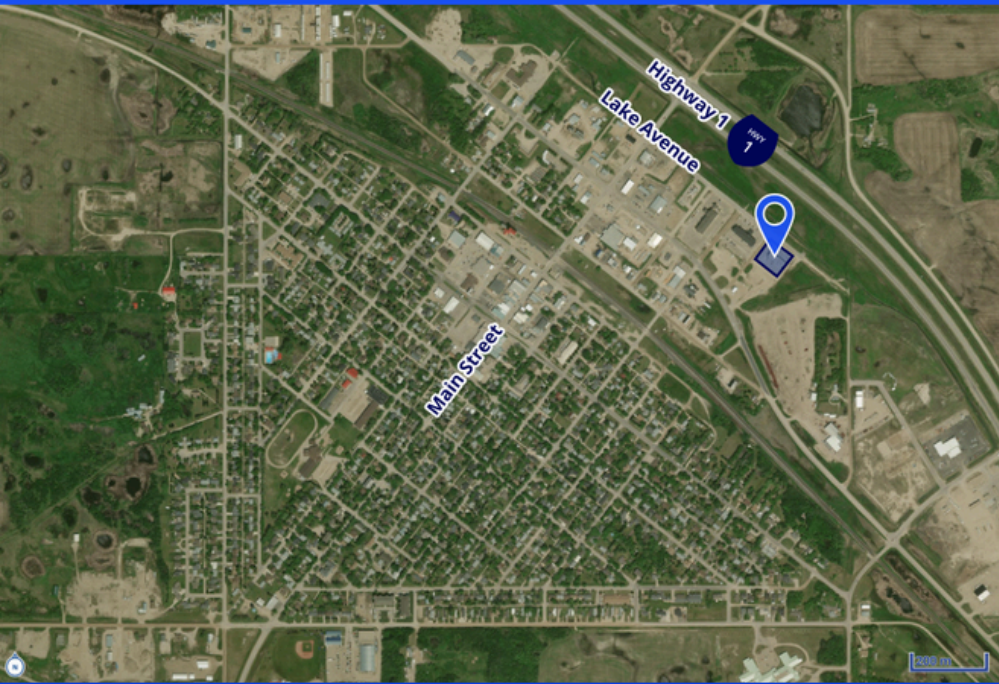
Near Rocanville potash mine



Close to SE Saskatchewan Oil Patch



Seasonal Business from Highway



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