

Sasagui Rapids Lodge (2013) Ltd.

Lot A, Plan 7127

Hotel • Restaurant • Bar • Campground • Fuel Service

\$1,890,000.00



Situated on approximately 9.9 acres of deeded land, Sasagui Rapids Lodge presents a rare opportunity to own a fully operational hospitality and tourism property featuring a hotel, restaurant, bar, campground, fuel service, and multiple revenue streams in one destination property.

Perfectly suited for an owner-operator, tourism investor, hunting/fishing lodge business, or highway commercial venture.

PROPERTY HIGHLIGHTS:

- Established lodge and campground operation
- Approx. 9.9 acres of deeded land
- Hotel accommodations with multiple room configurations
- Restaurant, bar, and convenience/store area
- Full commercial kitchen
- 60+ campground sites
- Fuel service with gasoline and diesel tanks
- Newer secondary accommodation building (built 2016)
- Geo-thermal heating system with backup heat pump
- Heated insulated garage/shop
- Strong tourism and outdoor recreation potential

MAIN LODGE BUILDING FEATURES:

- Reception/store area
- Restaurant seating area
- Licensed bar area
- Full commercial kitchen
- Guest accommodations includes 9 guest rooms with double and queen beds. 1 guest room.

Additional features include comfortable guest lodging and gathering areas ideal for seasonal tourism, outdoor enthusiasts, workers, and travelers.

3 BEDROOM HOME:

- Living accommodations with full kitchen, living room, 3 bedrooms and 4 piece bath.

SECOND ACCOMMODATION BUILDING (BUILT 2016):

Constructed in 2016 with quality and efficiency in mind:

- ICF construction
- Tin siding and tin roof
- Geo-thermal heating system
- Secondary heat pump installed for backup
- Additional guest accommodations including:

Lower Level

- 1 bedroom with king bed
- 2 bedrooms with two king beds

Upper Level

- 8 single guest rooms:
 - 4 rooms with queen beds
 - 4 rooms with king beds

Ideal for overflow accommodations, workforce lodging, tourism groups, or long-term stays.

CAMPGROUND FEATURES:

- 60+ campsites
 - 4 serviced sites with power and water
 - Picnic tables throughout campground
 - Custom fire pits
 - Excellent space for RV and tent camping
 - Expansion potential for additional serviced sites or cabins
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GARAGE & SERVICE FEATURES:

24' x 48' Heated Garage

- Fully insulated
- Heated workshop/storage space
- 200 AMP electrical panel

Fuel Service

- 1000 litre gasoline tank
 - 1000 litre diesel tank
 - Added convenience for travelers, campers, and guests
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