NORTH ATLAS
COMMERCIAL REAL ESTATE

Motel, Restaurant and Beer Vendor

54058 PTH 2
Treherne, Manitoba



Building size: ±8,752 SF
Lot Size: ±2.09 Acres

Sale Price: ~~$550,000~~ **$450,000**

PRICE REDUCED

North Atlas Commercial Real Estate
1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

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PROPERTY HIGHLIGHTS

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North Atlas Commercial Real Estate is pleased to present a wonderful restaurant, bar, and a 6-suite motel for sale on Provincial Trunk Highway 2 in southern Manitoba. The property was constructed in 2002, measures +/-8,752 square feet and sits on a 2.09 acre parcel with excellent visibility and access.

Six rooms, five with two double beds, a dresser, TV, and a 4-piece bathroom. The sixth room is a one-bedroom suite with a sitting and dining area.

A fully equipped restaurant and pub with seating for +/- 160 guests plus private room with seating for +/- 115. Includes areas for pool tables, VLTs, a dance floor.

Beer vendor with separate entrance and large walk-in cooler.

Well-maintained building with metal roof, stucco exterior, and quality finishes.

Connected to municipal water and sewer, with natural gas available. Heating partially provided via radiant in-floor lines with an electric boiler. Motel rooms have split unit air conditioners and heat pumps.

CG (General Commercial) zoning allows for diverse retail, service, and hospitality uses.



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EXTERIOR PHOTOS

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MOTEL

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Six-room motel featuring five standard double-bed rooms with 4-piece bathrooms and one spacious one-bedroom suite. Convenient highway stop.







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BEER VENDOR

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Beer vendor with a separate entrance and large walk-in cooler. Convenient access for locals and travelers alike.







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BAR & RESTAURANT

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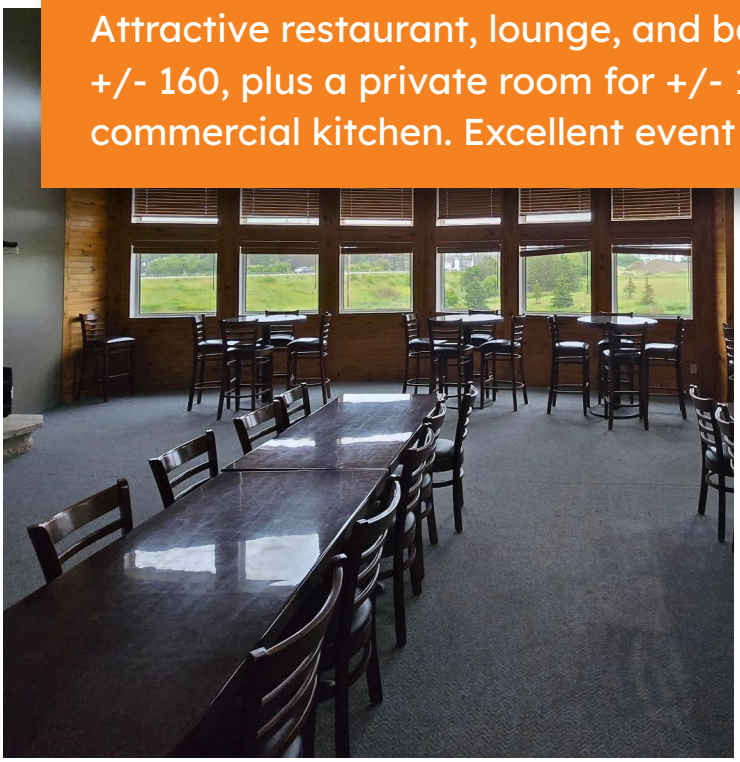
Attractive restaurant, lounge, and bar with seating for +/- 160, plus a private room for +/- 115. Fully equipped commercial kitchen. Excellent event space opportunities.









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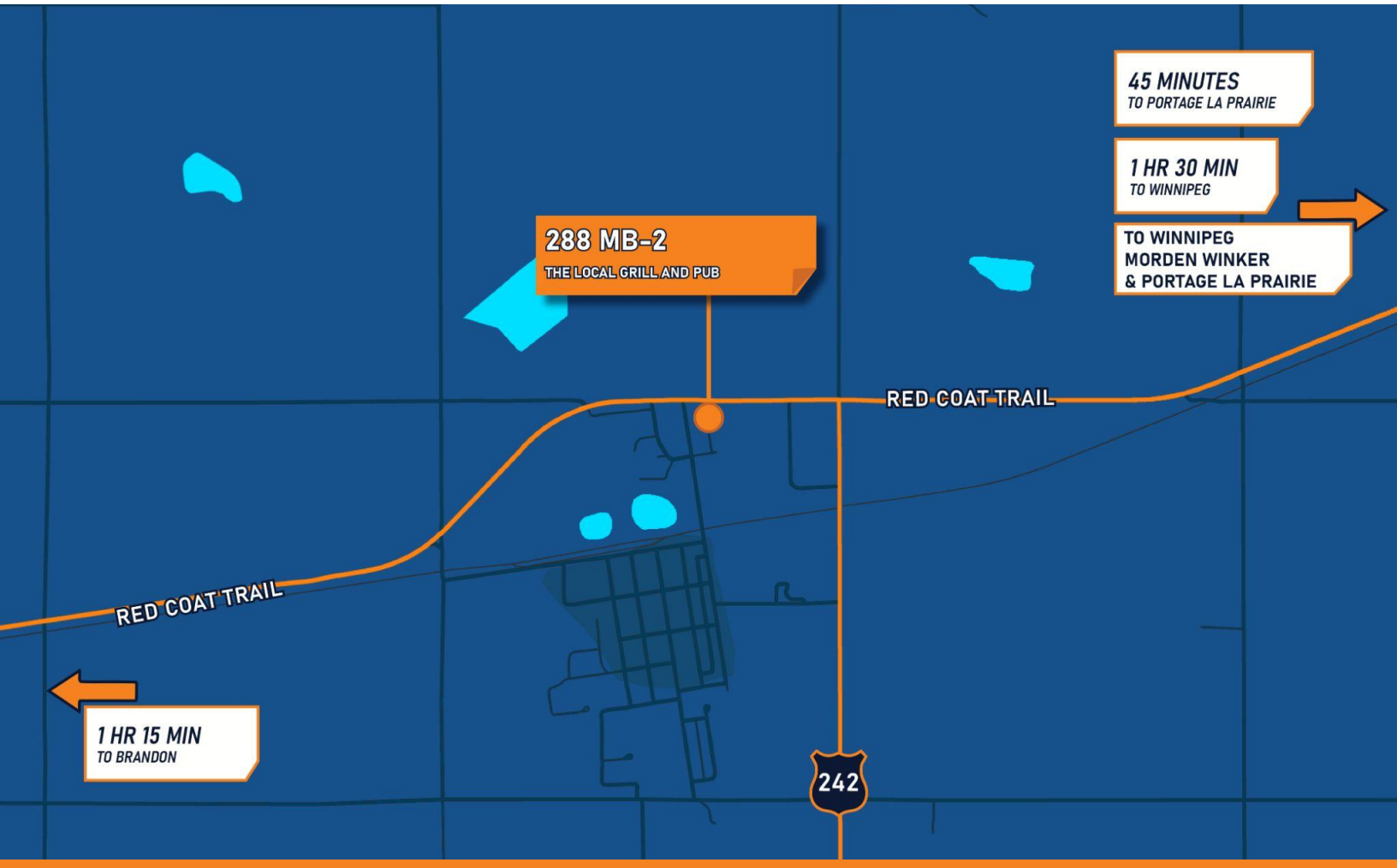

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