NORTH ATLAS

COMMERCIAL REAL ESTATE

Investment Opportunity

Lakeside Hotel in Rural Manitoba

±90 Minutes from Winnipeg

Call Broker for Confidential Details

17 Suites, 5 Standalone Chalets
+ Owners' Residence & Staff Housing

Price: $3,250,000

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

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INVESTMENT HIGHLIGHTS

NORTH ATLAS
COMMERCIAL REAL ESTATE

Property Highlights

- Hospitality asset in prime Manitoban cottage country
- 17 lodge suites + 5 premium lakefront chalets (22 total units)
- Diversified income: accommodations, events, general store, fuel & more
- Indoor pool, hot tub, banquet hall & commercial kitchen
- On-site 4-bedroom private residence included
- Staff accommodation, workshop & additional auxiliary buildings
- Owner-operator or pure investment flexibility
- Numerous recent capital upgrades

Investment Summary

- **Asking Price:** $3,250,000
- Stable cash flow supported by a combination of short-term stays, extended visits, and group-oriented bookings, including weddings, corporate retreats, and seasonal tourism

Location

- 90-minute drive from Winnipeg
- Located within one of Manitoba's premier four-season provincial parks
- Positioned on a high-demand recreational lake with limited competing supply
- Consistent year-round visitor traffic from both regional and destination travellers

Offering Process

This is a confidential offering. A full Confidential Information Memorandum (CIM), property details, location, and financials will be made available upon execution of a Non-Disclosure Agreement (NDA).

Contact North Atlas Commercial Real Estate for access to the CIM and further information.

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