

# AUCTION

## Business Auction for **First Street NW B&B**

306-338-9870

Wednesday, June 28, 2017 7 p.m.

134 1<sup>st</sup> St NW, Wadena, SK

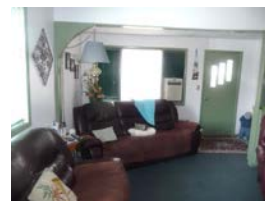
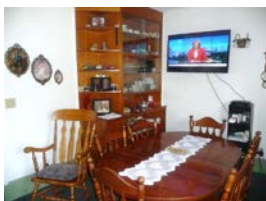
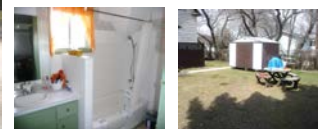
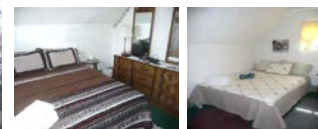
**Complete Bed & Breakfast Business** to be auctioned as a turn-key operation. This auction will be subject to seller's approval.

### OPEN HOUSE

Open house will be held **Saturday, June 3rd, 2017** from 1pm to 8pm.

### HOME & PROPERTY

Beautiful mature corner lot, parking on the back of the property from the back alley, so you don't have to park on the street. 1910 two story home, six bedrooms to rent, two bathrooms, kitchen, living/dining room, partial basement, second floor balcony, main floor is wheelchair accessible. The home has had many upgrades three years ago: High efficient natural gas furnace - which is wired for a generator in case of power outages, on demand water heater - never run out of hot water, the electrical panel box was replaced and has room to expand more circuits if required. Also included in the property is a metal 8 foot by 8 foot garden shed for outside storage.



### BUSINESS

The business has been steadily growing and has potential to continue to grow. First year in business 2014 \$6,000 in room revenue. Second year in business 2015 \$8,000.00 in room revenue. Third year in business 2016 over \$15,000.00 in room revenue. This year in business 2017 - lots of potential, future room bookings are included with the business. Present room rental rates are 75.00 for a single and 90.00 for double occupancy. Taxes on the property for 2016 were \$1032.55. Assessment for 2017 is \$62,480.00. Average monthly power bill \$112.00. Average monthly heating bill \$70.00. Average monthly water bill \$72.00.

### ROOMS

Kitchen - Stove, fridge and dishwasher; Living/Dining Room - Oak table and six chairs, fridge, leather furniture that reclines includes couch, loveseat and chair, lamps, counter style table, flat screen T.V. on the wall; **Bedroom #1** - Queen size bed, dresser, single bed, 2 end tables, t.v.bed spreads, linens, pillows, guest towels; **Bedroom #2** - Two single beds, chair, bed spreads, linens, pillows and guest towels; **Bedroom #3** - One double bed, chair, bed spread, linens, pillows and guest towels; **Bedroom #4** - one Double bed, two small round tables, t.v., bed spread, linens, pillows and guest towels and this room has a second floor balcony. **Bedrooms #5 and #6** will be unfurnished. Partial Concrete Basement - washer and dryer, upright freezer, rented water softener to compliment the reverse osmosis water for the home.

### AUCTION CRITERIA

House and property will be up for auction Wednesday June 28, 2017 at 7pm. The property is subject to sellers approval. Potential buyers must perform their due diligence prior to the sale date. Inspections and/or appraisals are at the potential buyer's expense. Letters of credit stating that funds are available for the potential buyer must be supplied to the auction company two business days prior to sale date. I do not want to know the amount, just a letter from your financial institution that funds are in place should you be the successful bidder. Fax 307-795-9995 or email [robert.susan.ross@sasktel.net](mailto:robert.susan.ross@sasktel.net) Taxes will be prorated for the year between seller and buyer. The Seller and Buyer will be responsible for their own lawyer's fees. Ten percent non-refundable deposit is required sale day.

**AUCTIONEER'S NOTES:** Tonnes of opportunity!!! Take a serious look at this great opportunity. B&B Owner/Host Bev at 306-338-9870 Owner/Auctioneer of Double R Auctioneering Robert Ross at 306-795-7387. Hope To See You There!

**Double R Auctioneering Lic# 334142**

FOR A COMPLETE LISTING VISIT:

[www.doublerauctions.net](http://www.doublerauctions.net)

[www.globalauctionguide.com](http://www.globalauctionguide.com)

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**TERMS & CONDITIONS:** No items to be removed until settled for by cash, cheque, Debit or Credit Card. The listing is a guide and is no way a guarantee or warranty. The sale is subject to additions and deletions. The Auction Service or the Owners are not responsible for any accidents or errors in printing.

