

# PERFECT INN AND SUITE (Package 1)

238 Sims Ave, Weyburn, SK S4H 2J8



## MOTEL OPPORTUNITY

Perfect Inn and Suite in Weyburn, SK, is a prime investment opportunity featuring 81 guest rooms on a spacious 3.2-acre lot. Conveniently located just an hour from Regina International Airport, the motel benefits from the region's economic growth, driven by major infrastructure projects, including highway expansions and the construction of 42 wind turbines. With a steady influx of workers and travelers, the property meets high demand for accommodations. Ample parking and expansion potential make it a versatile business asset. This well-established motel is positioned for strong, long-term profitability in a thriving market.

## KEY NUMBERS

- Guest rooms : 81
- Manager suite : 2 bedrooms
- Land : 3.2 acres
- Building : 37,455 sq.ft.
- Built in : 1977(23 rms), 1981(12 rms+manager suite), 1997(24 rms), and 2011(22 rms)
- Revenue 2024 : \$647,000
- Cap rate : 7%
- Corporation name : 101105682 SASKATCHEWAN LTD.

## PROPERTY HIGHLIGHT

- Guest Rooms: 81 well-appointed rooms designed to accommodate a diverse clientele, including tourists, business travelers, and work crews associated with local projects. [collierscanada.com+2discoverweyburn.com+2mapquest.com+2](#)
- Land Size: The expansive 3.2-acre property allows for ample guest parking and presents opportunities for future expansion or the addition of complementary facilities.
- Accessibility: Situated approximately a one-hour drive from Regina International Airport, the motel is easily accessible for travelers.

## ASKING PRICE

**\$2,980,000**

## FINANCIAL SUMMARY

Available upon receipt of a signed NDA.

## PERFECT INN AND SUITE

This low-key motor inn on Highway 39 is 1.5 km from Downtown and 2.3 km from the Weyburn Leisure Centre. Simple rooms have exterior entrances and feature cable TV, coffeemakers and free WiFi; some add pull-out sofas and kitchenettes. Continental breakfast is complimentary and amenities include a fitness room, a coin-operated laundry and on-site parking for trucks.

- Free Wi-Fi
- Breakfast
- Free parking
- Wheelchair Accessible
- Air-conditioned
- Business center
- Pet-friendly
- Kid-friendly
- Smoke-free

## Weyburn

Weyburn, Saskatchewan, is a vibrant city located in the southeastern part of the province. It is known as the "City of Opportunities" due to its strong economic growth and thriving industries, particularly in agriculture, oil, and renewable energy. The city is also strategically positioned, about 1 hour's drive from Regina, Saskatchewan's capital, and provides easy access to major highways, making it a convenient stop for travelers.

### Key Facts:

- **Population:** Weyburn has a population of around 11,000 people, with a growing number of businesses and industries contributing to its development.
- **Economy:** Weyburn's economy is fueled by agriculture (especially grain farming and livestock), the oil and gas industry, and increasingly by renewable energy projects, including wind farms. The region is set to benefit from major infrastructure projects, such as the twinning of Highways 6 and 39, and the Seven Stars Energy Project, which will add wind energy to the SaskPower grid.
- **Tourism and Recreation:** The city offers various outdoor recreational activities, including nearby parks, sports facilities, and community events. Weyburn is also close to Souris Valley, a popular spot for nature lovers.
- **Healthcare and Education:** Weyburn is home to a hospital and has various educational institutions, including public schools and a community college, making it an appealing place for families.

With its growing infrastructure and diverse economy, Weyburn presents significant opportunities for investment and development, especially in sectors like hospitality and renewable energy.

## PHOTOS

## DISCLAIMER

Jay Choi and Sutton Group - 1st West Realty have made every effort to ensure the accuracy of the information provided, including materials received from the seller and information gathered from many sources. However, they assume no responsibility for any inaccuracies in the material. Buyers are advised to conduct their own due diligence, in consultation with their lawyer, accountant, or other professionals, to verify all details thoroughly.

Last update : May 12, 2025

## CONTACT

Jay Choi is a licensed realtor in British Columbia with nearly 20 years of experience, including 16 years consistently maintaining a position in the Top 10% of Greater Vancouver realtors. He graduated from business school and takes pride in his over 10 years of experience as a financial advisor in banking. He has successfully handled both commercial and residential transactions with a focus on customer satisfaction. He looks forward to achieving great results together with you and hopes you will continue to follow his work.

### JAY CHOI, BBA 최재동



Sutton Group - 1st West Realty  
#118-3030 Lincoln Ave  
Coquitlam, BC V3B 6B4  
Cell: **604-790-1035**  
Bus: 604-942-7211  
Fax: 604-942-2437  
Email: [choijaedong@gmail.com](mailto:choijaedong@gmail.com)  
[www.choijaedong.com](http://www.choijaedong.com)



★ ★ ★  
DIAMOND MASTER  
MEDALLION CLUB

**2023**

16 YEARS