ROBIN'S NEST MOTEL & CAFÉ

82120 HIGHWAY 1- RM OF NORTH CYPRESS-LANGFORD, MANITOBA

HOSPITALITY PROPERTY FOR SALE



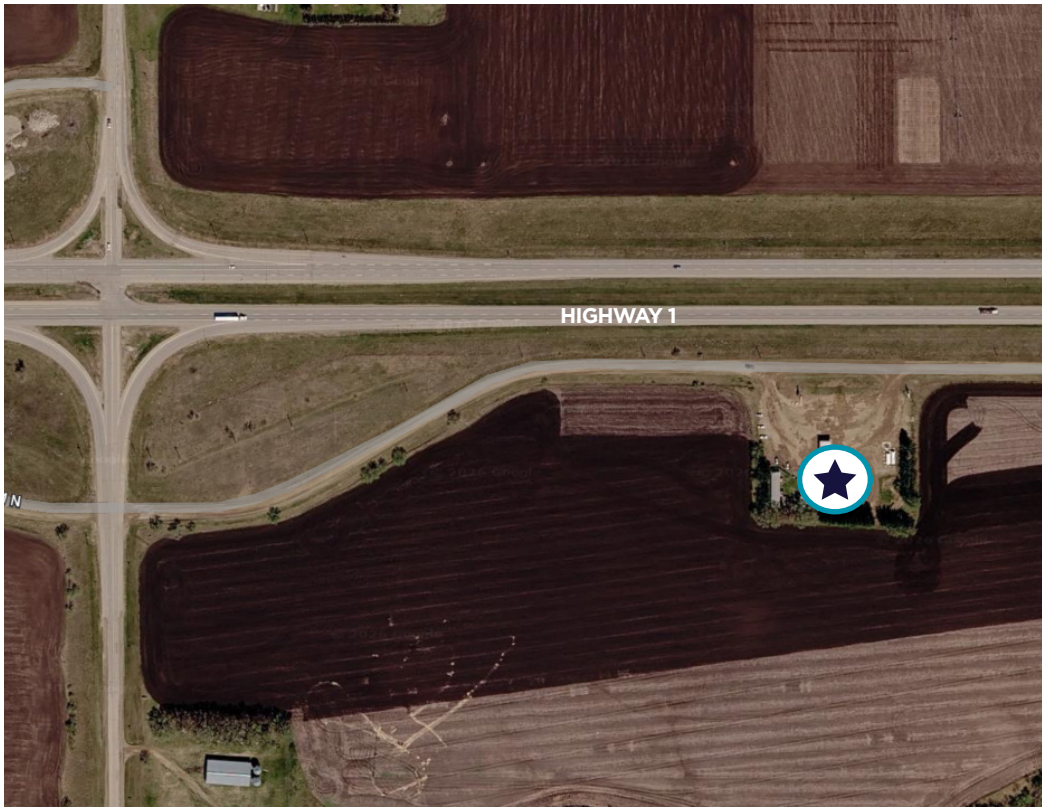


PROPERTY HIGHLIGHTS

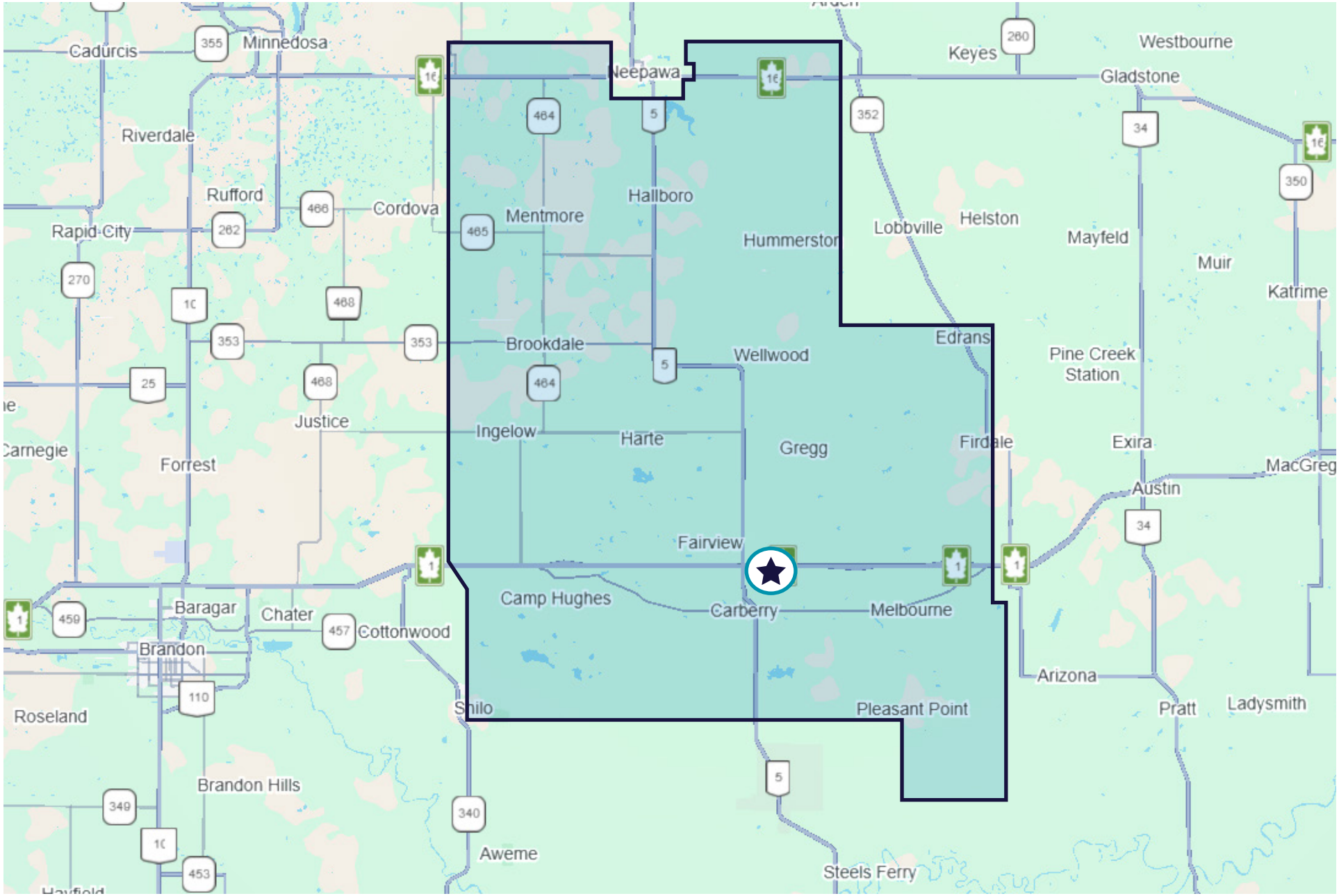
(+/-) 6,644 SQ. FT. ON (+/-) 2.38 ACRES

- Excellent opportunity for hospitality investors/operators seeking a well-established rural hospitality property.
- Highly visible location along the Trans-Canada Highway #1 (at 82120 Highway 1 & PTH 5), RM of North Cypress-Langford, Manitoba.
- Year Built – 1964 (Motel & Restaurant), 2008 (Mobile Home).
- Hotel & Restaurant - (+/-) 5,204 sq. ft.
- Mobile Home - (+/-) 1,440. ft.
- Total sf: (+/-) 6,644.
- Site area: (+/-) 2.38 acres.
- Single storey 13-unit hotel/motel with adjacent single storey restaurant, gas station, and mobile home.
- Close proximity to Spruce Woods Provincial Park with year-round operations.
- Zoning - RCI – Rural Community Industrial.

SALE PRICE: $1,450,000
PROPERTY TAX: $12,226.28 (2025)



REGIONAL MAP



PROPERTY PHOTOS





















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