



OVERLAND RESORT

DENARE BEACH, SK



www.mccowans.com

Lynzy McCowan
info@mccowans.com
250-870-3021

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PROPERTY DETAILS:

LISTING NUMBER: #1100

PRICE: \$545,000

TYPE: Resort

LOCATION: Denare Beach, 20 kms southwest of Flin Flon, Saskatchewan

SIZE: 2 Acres

TITLE: Freehold

ACCESS: Paved Road: Highway 167

FISH SPECIES: Northern Pike, Walleye, Whitefish, Perch

INFRASTRUCTURE: Main Lodge, A-Frame Cabin, Small Cabin, Boathouse, 4 RV spots

WEBSITE: <https://www.facebook.com/overlandresort/>

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DESCRIPTION:

Overland Resort presents an exceptional opportunity for investment or lifestyle change in the heart of Saskatchewan's lake country. This established lake adjacent resort sits on two acres along Mosher Lake, offering multiple accommodation options and proven revenue potential.

The resort features a main lodge housing seven suites ranging from one to three bedrooms, each fully furnished with living areas, kitchens, bathrooms, and private patio spaces. An A-frame cabin provides additional guest accommodation with upper and lower suites, while four fully serviced RV spots expand capacity during peak seasons. All units operate year-round, serving both recreational guests and industry workers.

Mosher Lake provides tranquil fishing opportunities for Northern Pike, Walleye, Whitefish, and Perch, while the adjacent larger Amisk Lake offers expanded angling options. Neighboring waters contain smallmouth bass, tiger, rainbow and brook trout, creating diverse fishing experiences for guests.

The resort maintains comprehensive winter recreation facilities including cross-country ski trails originating directly from the property, an annual ice rink, and groomed ice trails across the lake. These amenities, combined with ice fishing, skating, and snowmobiling access, ensure consistent year-round operation.

Recent wildfire events in the Denare Beach area have created unique market conditions. While devastating for the community, Overland Resort survived unscathed, positioning it to accommodate reconstruction workers over the coming years. The loss of competing accommodation facilities has increased demand significantly, creating enhanced revenue opportunities during the rebuilding period.

The resort includes substantial waterfront amenities with dock facilities, a walking bridge, a boathouse, and extensive recreational equipment. Village water and sewer connections ensure reliable, cost-effective utilities. The property's two-acre footprint provides ample space for future expansion while maintaining the intimate lake adjacent atmosphere that attracts repeat clientele.

AREA DATA:

Denare Beach is situated in Saskatchewan's Parkland region, characterized by dense boreal forest interspersed with pristine lakes. The community serves as a gateway to extensive fishing and outdoor recreation opportunities, with Mosher Lake offering calm waters ideal for families and casual recreation, while nearby Amisk Lake provides more challenging angling conditions.

The region experiences a continental climate with cold winters and warm summers, supporting both summer and winter tourism seasons. Winter temperatures regularly support ice fishing, skating, and snowmobiling activities, while summer conditions are ideal for boating, fishing, and outdoor recreation.

Flin Flon, located 20 kilometers to the northeast, serves as the primary service center for the region, providing medical facilities, shopping, and transportation links. The mining community offers stable employment, creating consistent demand for accommodation from workers and contractors.

The area's abundant crown land provides unlimited hunting and outdoor recreation opportunities. Dense forests support healthy populations of moose, deer, black bear, and various small game species. Extensive trail systems accommodate ATVs, snowmobiles, and hiking throughout the seasons.

RECREATION:

Mosher Lake serves as the primary recreational focus, offering excellent fishing for Northern Pike, Walleye, Whitefish, and Perch in a peaceful setting ideal for families and casual anglers. The lake's manageable size makes it perfect for kayaking, canoeing, and small boat operations, while still providing productive fishing throughout the open water season.

Adjacent Amisk Lake expands recreational opportunities with larger waters and different fishing conditions. This proximity gives guests access to varied angling experiences without extensive travel. Surrounding waters containing smallmouth bass, tiger, rainbow and brook trout provide specialized fishing opportunities for enthusiasts seeking specific species.

Winter recreation exists on the resort's well-maintained facilities including cross-country ski trails that begin directly at the property. Annual ice rink construction and groomed lake trails provide skating and

walking opportunities throughout the winter months. Ice fishing remains popular, with the resort's equipment and knowledge supporting guest success.

The property includes nine kayaks, two paddle boats, and two canoes, providing immediate water access for guests. Dock facilities and the walking bridge create safe, convenient lake access, while the boathouse offers secure equipment storage.

Extensive crown land surrounding the resort supports hunting, hiking, wildlife photography, and exploration activities. Well-established trail systems accommodate snowmobiles and ATVs, connecting to regional networks for extended adventures.

ECONOMIC GROWTH & POTENTIAL:

Denare Beach currently has unprecedented demand for accommodation services. With competing facilities rebuilding, Overland Resort is positioned to capture significant market share during the multi-year process. Reconstruction workers, contractors, and support services will require reliable accommodation, creating stable revenue streams beyond traditional tourism.

The resort's diverse accommodation options appeal to multiple market segments. Family groups utilize the larger suites, while individual travelers and workers prefer smaller units. RV facilities attract seasonal campers and traveling workers, maximizing property utilization throughout operating seasons.

Established repeat clientele provide revenue stability, while the resort's reputation encourages consistent bookings during normal operating periods. The combination of recreational tourism and industrial accommodation creates balanced revenue streams less dependent on seasonal fluctuations.

INFRASTRUCTURE:

Main Lodge: 5,084 sq. ft. fully furnished facility containing seven apartment-style suites ranging from one to three bedrooms. Each suite includes living room, kitchen, bathroom, and private patio space. Facility includes guest laundry, guest bathroom and shower facilities for RV users as well as a 900 sq. ft. garage with a private laundry area.

A-Frame Cabin: 1,040 sq. ft. fully furnished structure with upper and lower suites. Upper suite features one bedroom plus loft with two single beds. Lower suite contains one bedroom. Both suites include living rooms, kitchens, bathrooms, and patio areas.

Seasonal Cabin: 480 sq. ft. structure with living room, kitchen, two bedrooms, and a bathroom. Currently utilized for storage with potential for guest accommodation.

Support Facilities: Boathouse on cement pad with electrical service. Dock and walking bridge for lake access. Four fully serviced RV spots with complete utility connections.

Recreation Equipment: Nine kayaks, two paddle boats, two canoes. All furnishings included with property sale.

INVESTMENT OPPORTUNITY:

Overland Resort represents a compelling investment opportunity across multiple dimensions, combining immediate operational potential with long-term asset appreciation in Saskatchewan's recreational property market.

Immediate Revenue Streams: The resort's established accommodation portfolio generates revenue through multiple channels. Seven furnished suites in the main lodge provide booking opportunities for families and groups, while the A-frame cabin offers additional premium accommodation. Four fully serviced RV spots capture the growing recreational vehicle tourism segment, particularly valuable given the region's limited accommodation options.

The current market disruption from the fire damage has created exceptional demand for worker accommodation. Reconstruction efforts over the next several years will require substantial housing for contractors, trades workers, and support services. Overland Resort's survival has positioned it to capture this enhanced demand at premium rates while competing facilities rebuild.

Operational Advantages: Village utility connections eliminate the infrastructure costs and operational complexities associated with remote properties. Reliable water, sewer, and electrical services ensure stable operations and simplified management. The comprehensive recreational equipment inventory -

including watercraft, fishing gear, and winter activity equipment - provides immediate guest amenities without additional capital investment.

The resort's year-round operational capability distinguishes it from seasonal properties. Winter recreation programs including cross-country skiing, ice fishing, and snowmobiling extend revenue generation beyond traditional summer tourism seasons.

Expansion Potential: The two-acre footprint provides space for additional accommodation units, specialized facilities, or enhanced amenities. The established infrastructure can support expanded operations without major utility upgrades. The property's proven appeal to both recreational guests and industry workers creates flexibility for market-responsive development.

Asset Appreciation: Saskatchewan's recreational property market has demonstrated consistent appreciation, particularly for waterfront assets with established infrastructure. The region's mining activity and resource development provide economic stability supporting property values. Limited competing properties with comparable amenities and infrastructure create scarcity value in the local market.

MARKET POSITION:

Overland Resort occupies a unique position in Saskatchewan's recreational accommodation market, combining established operations with strategic advantages created by recent market conditions.

Competitive Landscape: The recent wildfire impact on competing accommodation facilities has temporarily reduced regional supply while demand from reconstruction activities increases significantly. This market imbalance creates exceptional revenue opportunities for surviving properties during the multi-year rebuilding period.

Overland Resort's comprehensive amenities distinguish it from basic accommodation providers. The combination of fully furnished suites, recreational equipment, and organized activity programs appeals to premium market segments willing to pay higher rates for enhanced experiences.

Target Market Diversification: The property serves multiple distinct market segments, reducing dependence on single revenue sources. Recreational tourism attracts families, fishing enthusiasts, and outdoor recreation groups during traditional seasons. Industrial accommodation serves construction crews, mining personnel, and government workers requiring extended stays.

This market diversification provides operational stability during economic cycles. When recreational travel declines, industrial demand often increases. The property's flexibility allows management to adjust pricing and services to capture optimal revenue from available segments.

Geographic Advantages: The resort's location provides access to premier fishing waters while maintaining reasonable proximity to Flin Flon's services and amenities. Established transportation links via Highway 167 ensure reliable access for guests and supplies.

Operational Efficiency: Village utility connections provide cost-effective operations compared to properties requiring independent power generation, water systems, or waste management. The established infrastructure supports high occupancy levels without proportional increases in operational complexity or costs.

CONCLUSION:

Overland Resort presents an exceptional opportunity to acquire a fully operational recreational property positioned for immediate revenue generation and long-term appreciation. The combination of established infrastructure, diverse accommodation options, and strategic market advantages creates investment value that extends beyond simple real estate metrics.

The current market conditions, while devastating for the broader community, have created unique circumstances that position Overland Resort for enhanced performance over the next several years. The property's survival provides immediate competitive advantages in a supply-constrained market experiencing increased demand from reconstruction activities.

The resort's operational diversity reduces investment risk while providing multiple avenues for revenue optimization. Whether operated as a traditional recreational facility, industrial accommodation provider,

or hybrid operation, the property's infrastructure and amenities support various business models adapted to changing market conditions.

For investors seeking established cash flow, lifestyle purchasers desiring turnkey operations, or operators planning market expansion, Overland Resort offers proven performance in a growing regional economy. The property represents not merely an accommodation business, but a strategic position in Saskatchewan's recreational property sector with demonstrated resilience and exceptional growth potential.

The combination of immediate opportunity and long-term value appreciation makes this property suitable for serious investors prepared to capitalize on current market conditions while building sustainable operations for future growth.

The information contained herein is deemed to be correct but is not guaranteed by the Listing Agent and should be verified.

For serious inquiries and property viewings:

McCowan Sporting Properties

Lynzy McCowan

Phone: (250) 870-3021

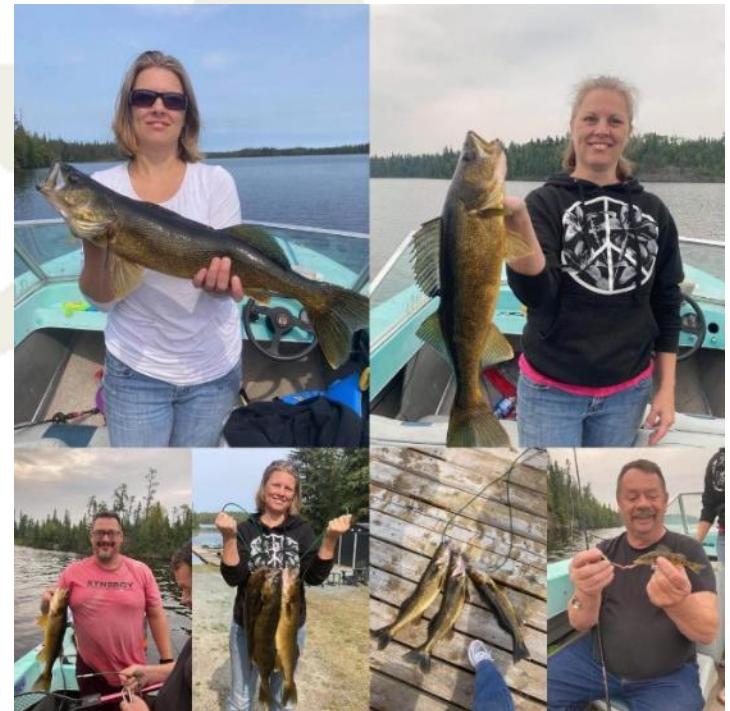
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PHOTOS:

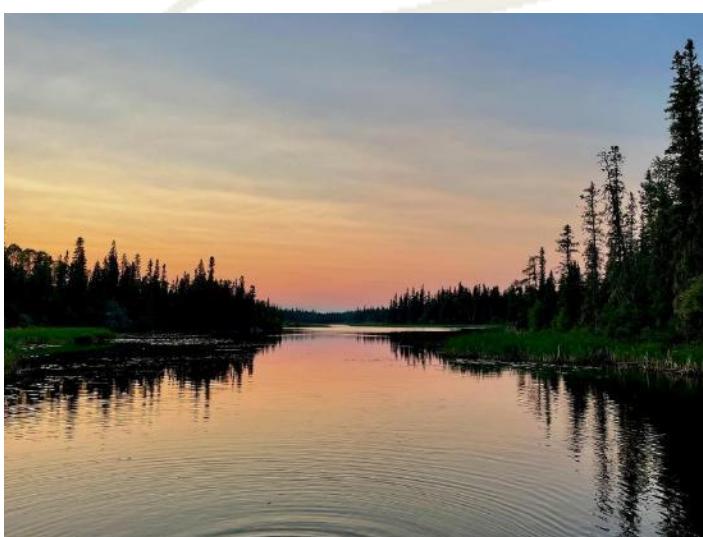








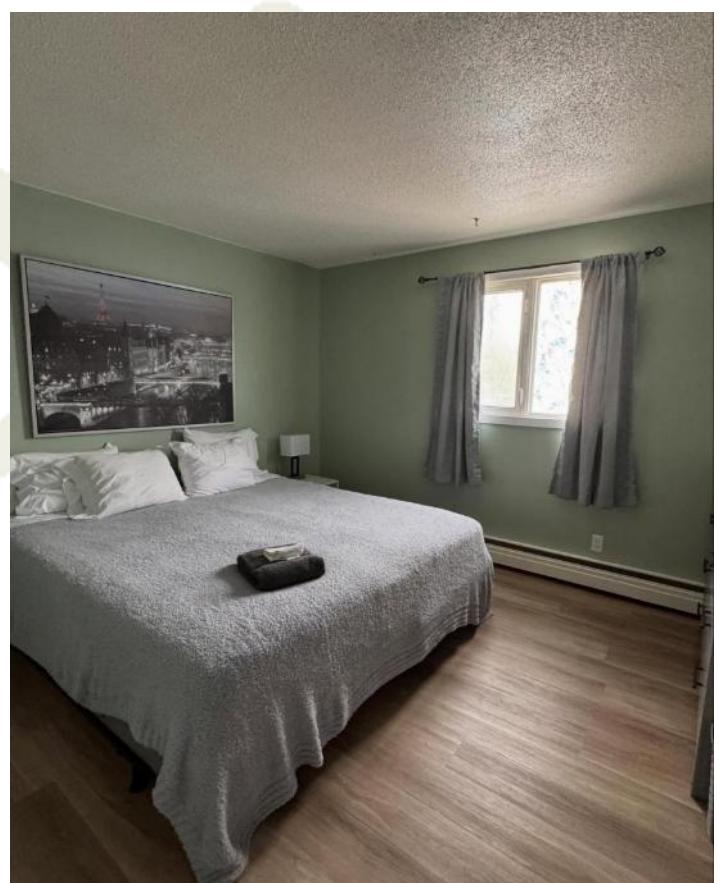














MAPS:

