

Balcarres Extended Care Home

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# Balcarres Senior Home Care

BALCARRES, SASKATCHEWAN, CANADA

## Property Overview

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SNS Management Consultant Inc.**

Saeed Sabeti, CPA, CMA

(604) 626-6219

Financial @sabetigroup.com



# Property Overview: Balcarres Senior Home Care

BALCARRES, SASKATCHEWAN, CANADA

# Property Overview:

**Location:** 120 Elgin Street, Balcarres, Saskatchewan

**Year Built:** 1950

**Originally built and owned:** By Govt. of Saskatchewan as Balcarres Union Hospital

**Size:** 23,000 sq. ft. on 7 acres of land

**Structure Style:** One-story commercial building with basement (concrete bunker with brick frame)

Balcarres is a small township located in south-central Saskatchewan, approximately 80 kilometers northeast of Regina. It lies along Highway 10, making it accessible and connecting it to larger urban centers.









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# Demographics & Business Outlook

BALCARRES, SASKATCHEWAN, CANADA



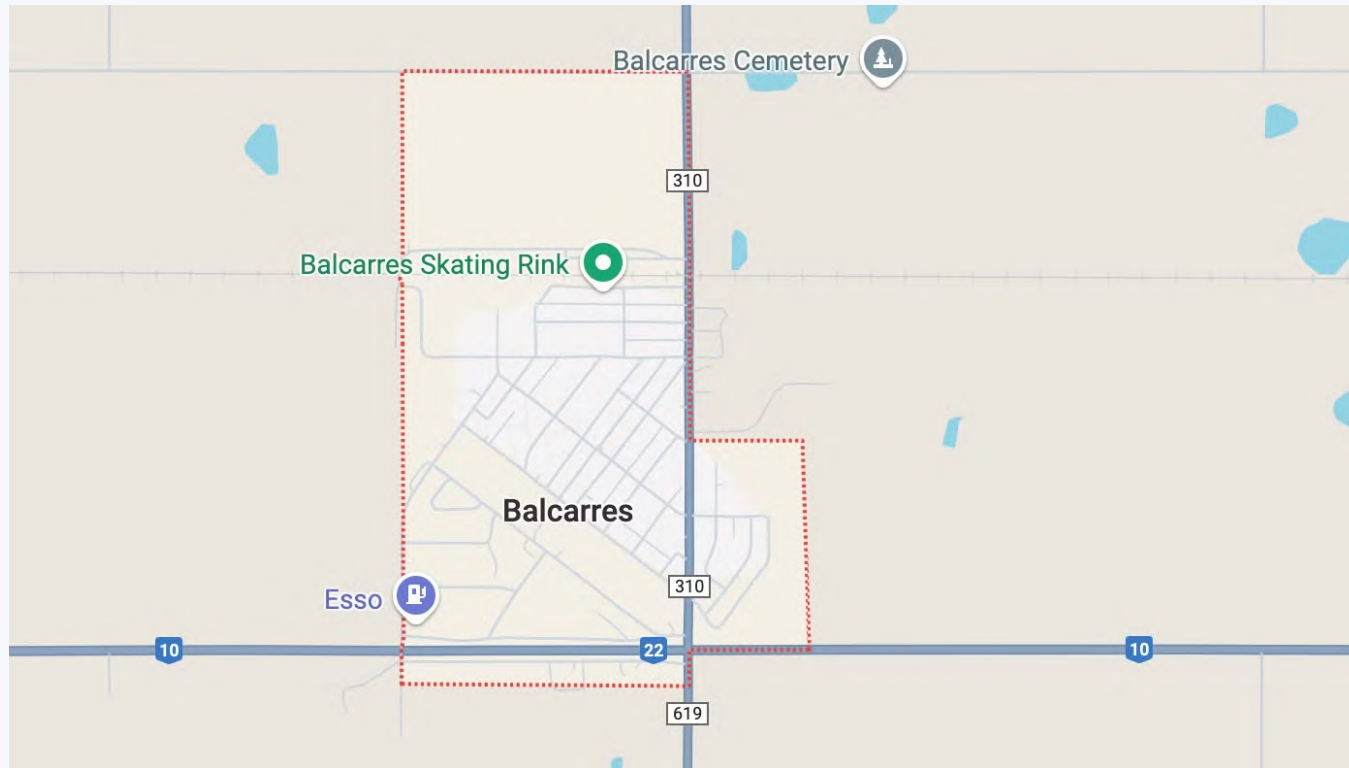
# Demographics

Balcarres has a small population, with around 500 residents. The community is characterized by a mix of families, retirees, and individuals involved in local industries. The population is primarily of European descent, with a strong sense of community and local culture.

# Business Outlook

The main economic activities in Balcarres are agriculture and related services. Many residents are engaged in farming, with grain and livestock production being significant contributors to the local economy. There are also small businesses catering to the needs of the community, including retail shops, services, and some light manufacturing. The township's location and agricultural base provide a stable economic foundation, with potential for growth in agribusiness and tourism, given the area's natural beauty and recreational opportunities.

Overall, Balcarres offers a tight-knit community atmosphere with a focus on agriculture and small business resilience.



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# Property Ownership History

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# Property Ownership History:

Originally owned by the Ministry of Health, Province of Saskatchewan, this property served as a Balcarres Union Hospital, offering healthcare to surrounding villages and Indigenous communities. It featured 22 patient rooms on the ground floor, alongside medical offices and facilities—including a boiler, generator, kitchen, and laundry—located in the basement.

## early 2000s

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In the early 2000s, following economic challenges and a reduction in government healthcare services, the property was sold to the First Nation Authority, which undertook renovations with a budget of \$1.2 million to convert it into a native youth training facility. However, policy changes led the First Nation Authority to sell the property publicly.



# Property Ownership History:

## in 2002

In 2002, an Alberta-based company acquired the property, transforming it into a senior care facility with:

- 22 private rooms with bathrooms
- 3 nurse stations
- Patient activity and entertainment areas
- A wet bar
- An ambulance loading dock

The ground floor also housed:

- A fully equipped generator room for power outages
- A boiler room
- A laundry room
- A commercial kitchen
- A large storage area

The surrounding land was landscaped to include gardens, benches, trees, and walking paths for residents.



# Property Ownership History:

## in 2012

In 2012, I purchased the facility through my company, Shabnamak Development Inc. (SDI), after the previous owners announced their retirement. SDI employed 10 local staff members and provided care services from 2012 to 2020, achieving high satisfaction rates among residents. I, as a professional chef and restaurant owner, trained the staff to ensure exceptional service. To meet the Govt. regulations, I added:

- Nurse Call System
- Smoke detectors
- Sprinkler system



# Property Ownership History:

## in 2020



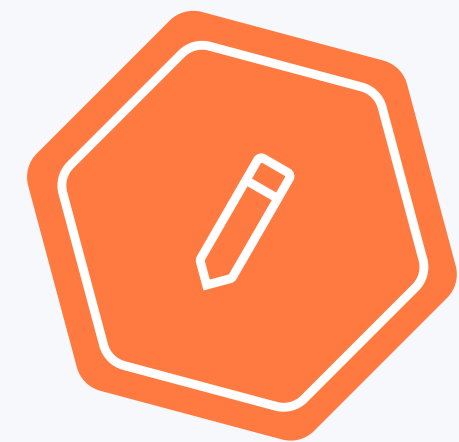
Tragically, in February 2020, I was involved in a serious car accident that resulted in a coma. Due to my absence, my family made the difficult decision to temporarily close the facility, relocating residents for their safety. Although I have since recovered, I now face permanent mobility challenges and have determined that selling the property is the best course of action. Unfortunately, during my absence, the facility suffered some vandalism and theft, but these damages can be rectified. The Township of Balcarres has assessed the property at \$1.4 million in recent years.

This property presents a promising opportunity for a new owner, with potential for a lucrative business model by offering the 22 rooms at approximately \$2,500 each, which could yield a net income of 40%. With its versatile history and ample space, this location is well-positioned for job creation and various future uses.

# Investment Opportunity

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# Key Incentives for Investment:

The Balcarres Senior Home Care facility represents a unique investment opportunity in a community with a strong sense of belonging and a history of healthcare provision. Located in the heart of Balcarres, Saskatchewan, this well-established property has the potential to thrive as a senior care facility or diversify into other health-related services.





## 01

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### **Established Infrastructure:**

The facility features 22 private rooms, essential medical offices, and communal areas, making it ready for immediate operation with minimal upfront renovation costs.

## 03

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### **Lucrative Revenue Potential:**

With room rates projected at \$2,500 per month, the facility could generate substantial net income. The anticipated 40% net income margin offers an attractive return on investment.

## 05

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**Room for Growth:** The property's versatility and ample land open doors to additional uses, including health and wellness programs or recreational facilities that could enhance service offerings and attract more residents.

## 02

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### **Strong Community Demand:**

With a small but stable population, Balcarres is home to families and retirees who value local healthcare services. The aging population presents a growing need for senior care, providing a solid customer base.

## 04

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### **Community and Economic Stability:**

Balcarres' agricultural economy ensures stability, while its proximity to larger urban centers like Regina allows for potential expansion in services and clientele.

## 06

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### **Supportive Local Government:**

The Township of Balcarres' assessment of the property at \$1.4 million reflects its value and the potential for development, providing a reassuring foundation for new owners.




# Conclusion

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# Conclusion

The **Balcarres Senior Home Care** facility is a unique investment opportunity that preserves a vital community resource while promising a rewarding venture. With its versatile history, established infrastructure, and strong community demand, this property stands poised for revitalization and growth



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# Thank you!

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