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## 118 4 AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Maidstone, Saskatchewan

**Listing ID:**  
31072

**MLS ID:**  
A2233795

**\$99,900**



 **MICHAEL DEWING**  
 (780) 808-2700

 **RE/MAX OF LLOYDMINSTER**  
 780-808-2700

 **118 4 Avenue W, Maidstone , Saskatchewan S0M 1M0**

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	207
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
R2	NONE	See Remarks
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1968	Other	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Office	BS4422	1552.00
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
144.18	15681	0.36
<b>Roof</b>	<b>Foundation</b>	<b>Cooling</b>
Asphalt Shingle	Other	Central Air
<b>Heating</b>	<b>Inclusions</b>	<b>Restrictions</b>
Forced Air,Natural Gas	none	None Known
<b>Reports</b>		
None		

Excellent location and well maintained building available in the heart of Maidstone SK. This 1550 sq ft building has seen many improvements over the years, and features a 962 sq ft open area, along with two washrooms, two storage rooms and a large entry room with plenty of space for boots and coats. The property has tile flooring in the entry, linoleum in the washrooms and carpet everywhere else. There is a high efficient furnace and central air conditioning, as well as a central vac for easy cleaning. The exterior is a low maintenance stucco facade, with asphalt shingles, and metal eavestrough and soffit. There is a covered concrete carport for loading and unloading, as well as a large gravel parking lot. This property is zones R2, allowing for multi-family use or suites, as well as an abundance of commercial opportunities like daycare, care home, community centres, clubs and institutions and more.

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