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

 118 4 Avenue W, Maidstone , Saskatchewan S0M 1M0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 310
<b>Zoning</b> R2	<b>Subdivision</b> NONE	<b>Building Type</b> See Remarks
<b>Year Built</b> 1968	<b>Structure Type</b> Other	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> BS4422	<b>Building Area (Sq. Ft.)</b> 1552.00
<b>Building Area (Sq. M.)</b> 144.18	<b>Lot Size (Sq. Ft.)</b> 15681	<b>Lot Size (Acres)</b> 0.36
<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Other	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> none	<b>Restrictions</b> 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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