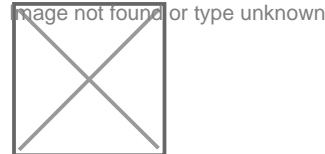


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 217 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Turtleford, Saskatchewan



**Listing ID:**  
33793


**MLS ID:**  
A2282148

**\$295,000**



 **DAVID KADUN**

 LPT Realty  
 1-877-366-2213

 217 Main Street , Turtleford , Saskatchewan S0M2Y0



<b>Transaction Type</b> For Sale	<b>Days On Market</b> 2	<b>Zoning</b> COM
<b>Subdivision</b> NONE	<b>Year Built</b> 1967	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> N5406
<b>Building Area (Sq. Ft.)</b> 2125.00	<b>Building Area (Sq. M.)</b> 197.42	<b>Inclusions</b> NA
<b>Restrictions</b> None Known	<b>Reports</b> None	

Well-located commercial property on Main Street in Turtleford offering an excellent opportunity for investors or owner-operators. The rear portion of the building is occupied by a long-term commercial tenant with a separate entrance who is willing to renew their lease, providing steady income from day one. The front commercial suite is currently vacant and offers approximately 2,225 sq. ft. of combined main floor and basement space, all part of the same unit. This flexible layout is well suited for retail, office, or service-based businesses and includes two separate rooms that could be rented individually for added revenue. Recent upgrades include a new furnace and ductwork, new water heater, and new roof shingles. A versatile property with multiple income options in a central Main Street location.

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