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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

Transaction Type For Sale	Days On Market 65	Zoning COM
Subdivision NONE	Year Built 1967	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan N5406
Building Area (Sq. Ft.) 2125.00	Building Area (Sq. M.) 197.42	Inclusions NA
Restrictions None Known	Reports 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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