

# \$245,000 - 14 1211 Boucher Avenue, Warman

MLS® #SK011901

**\$245,000**

0 Bedroom, 0.00 Bathroom, 1,213 sqft  
Retail

N/A, Warman, Saskatchewan

Located in the growing South Warman Business Park, Unit #14 at 1211 Boucher Avenue offers approximately 1,213 sq.ft. of flexible M1-zoned space with 14.4-foot ceiling height. The interior features a front area (27'—17ft. with VPL flooring), a large rear space (19'—26ft. concrete floor), a storage section beside the restroom (12'—8ft. concrete floor), a 2-piece bathroom (VPL flooring), and a utility room equipped with a high-efficiency furnace and HRV system. This unit has low carrying costs and suits a wide range of uses including retail, office, light industrial, or warehouse. The business park is an emerging commercial hub with existing businesses such as a pet store, print and sign shop, flower shop, dry cleaner, appliance retailer, and brewery, while nearby Sarcan Recycling draws steady natural traffic—making this an excellent opportunity for owner-users or investors alike. (id:6289)

Built in 2018

## Essential Information

Listing #	SK011901
Price	\$245,000
Bathrooms	0.00
Square Footage	1,213
Year Built	2018
Type	Retail
Sub-Type	Condominium/Strata



## Community Information

Address	14 1211 Boucher Avenue
Subdivision	N/A
City	Warman
Province	Saskatchewan
Postal Code	S0K4S3

## Interior

Heating	Furnace, Hot Water
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## Listing Details

Listing Office	L&T Realty Ltd.
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