

# \$85,000 - 161 Centre Street, Ponteix

MLS® #SK012173

**\$85,000**

0 Bedroom, 0.00 Bathroom, 2,540 sqft

Business on 0.10 Acres

N/A, Ponteix, Saskatchewan

Discover an opportunity with this mixed-use commercial property, offering both a business space and comfortable living quarters. Perfectly situated, this versatile property is ideal for entrepreneurs looking to live and work, or investors seeking an income stream. The main floor boasts 1200 sq ft of commercial space, currently operating as an antique store. This expansive area features two washrooms and a separate work area with existing plumbing, which can be converted into a functional kitchen for a restaurant, cafe, or other food-service venture. Imagine your dream coffee shop, art studio, or retail business coming to life here! Upstairs, you'll find a spacious 2-bedroom apartment, perfect for an owner-operator or as a rental unit. The apartment features a living room, a modern bathroom with a nicely tiled shower and a separate soaker tub, and a combined kitchen and dining area. Enjoy your mornings or unwind in the evenings in the delightful sunroom, complete with a patio for convenient BBQing. The property also includes a 12x24 garage, providing ample parking or additional storage, and a fenced backyard for privacy and outdoor enjoyment. Practical updates include a new roof in 2018, a solid foundation, and an excellent red brick exterior. The basement is in good condition, offering valuable extra storage space. This property truly represents endless possibilities. Live comfortably upstairs while running your business downstairs, whether it's an artist



studio, a bustling restaurant, a charming coffee shop, or another entrepreneurial endeavor. Don't miss out on this unique chance to invest in a property that combines convenience, functionality, and immense potential! (id:6289)

Built in 1916

### Essential Information

|                |          |
|----------------|----------|
| Listing #      | SK012173 |
| Price          | \$85,000 |
| Bathrooms      | 0.00     |
| Square Footage | 2,540    |
| Acres          | 0.10     |
| Year Built     | 1916     |
| Type           | Business |
| Sub-Type       | Freehold |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 161 Centre Street |
| Subdivision | N/A               |
| City        | Ponteix           |
| Province    | Saskatchewan      |
| Postal Code | S0N1Z0            |

### Interior

|         |         |
|---------|---------|
| Heating | Furnace |
|---------|---------|

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Formula 1 |
|----------------|------------------------|



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