

\$369,000 - 402 Douglass Street, Outlook

MLS® #SK016738

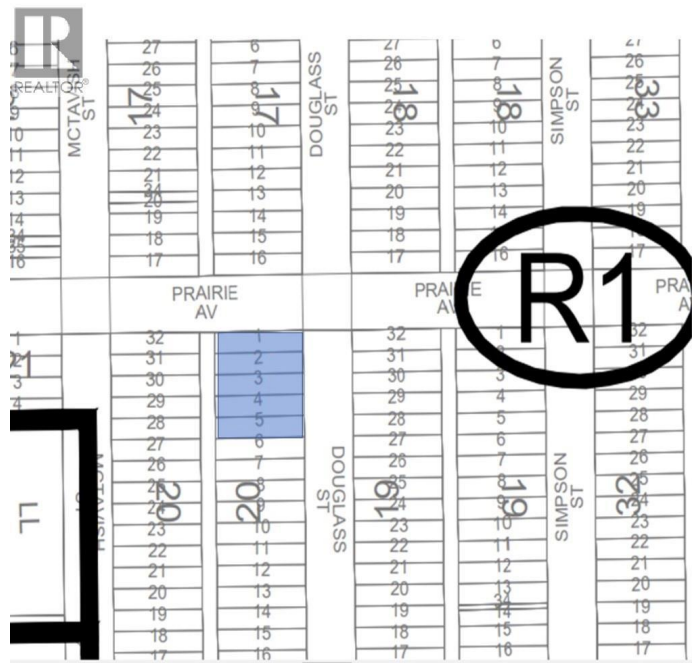
\$369,000

0 Bedroom, 0.00 Bathroom, 2,372 sqft

Business on 0.35 Acres

N/A, Outlook, Saskatchewan

402 Douglass Street, Outlook, SK.
NON-PROFITS, BUILDERS, AND
DEVELOPERS WANTED! This HISTORIC
CHURCH, originally built in 1912 in Broderick,
SK, was relocated to Outlook in 1976 where a
FULL BASEMENT was added and sits on 5
lots with 125 ft frontage. The building has
since been expanded with a 14' x 16' addition
on the north side, offering a total of 2,372 sq.
ft. of usable space on the main floor plus an
additional 2,148 sq. ft. in the basement. The
main floor features HIGH CEILINGS, creating
the exciting possibility of developing a second
level in the future. Currently serving as a
community church, the building also has 3 rental
suites underway in the basement,
presenting excellent revenue potential once
completed. Strongly built and well cared for,
this property has been upgraded significantly
over the past decade, including a NEW ROOF
(with storm repairs as needed), a MODERN
Trinity BOILER SYSTEM for hot water
heating, added support walls under the central
beam for long-term stability, UPDATED
ELECTRICAL AND LIGHTING, a wheelchair
accessible washroom, a well-insulated
basement, and egress windows throughout.
Zoned R1 and presently tax-exempt, this
property comes with flexibility. The Seller
preferred vision is for it to be sold and used in
keeping with its community mandate such as
for adult day care, day care centres,
pre-school nurseries, residential care facilities
(Type I), schools, or a private home - but this



is a preference rather than a condition of sale. Any zoning changes outside R1 would be the responsibility of the purchaser or developer through the Town of Outlook. This is a RARE INVESTMENT OPPORTUNITY to acquire a well-maintained historic building with modern improvements, generous square footage, and INCOME POTENTIAL - all ready for its next chapter. Call today! (id:6289)

Built in 1906

Essential Information

Listing #	SK016738
Price	\$369,000
Bathrooms	0.00
Square Footage	2,372
Acres	0.35
Year Built	1906
Type	Business
Sub-Type	Freehold

Community Information

Address	402 Douglass Street
Subdivision	N/A
City	Outlook
Province	Saskatchewan
Postal Code	S0L2N0

Interior

Heating	Hot Water
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Listing Details

Listing Office	Royal LePage Varsity
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