

\$499,900 - 327 S Avenue S, Saskatoon

MLS® #SK017602

\$499,900

8 Bedroom, 4.00 Bathroom, 1,960 sqft

Single Family on 0.22 Acres

Pleasant Hill, Saskatoon, Saskatchewan

Fantastic investment opportunity! This fully tenanted 4-unit building is a true turn-key revenue property, ready to cashflow from day one. With recent upgrades, steady rental income, and professional management already in place, this property is an excellent choice for both seasoned investors and those looking to step into the rental market with confidence. The building has seen several important updates in recent years, including a newer boiler system for efficient heating and updated flooring in select units. Each of the four suites is thoughtfully designed with a generous living area, functional kitchen, two well-sized bedrooms, and one full bathroom. Added convenience is provided with in-suite washers and dryers for each unit, a feature tenants truly appreciate and that helps maximize rental appeal. The property currently generates \$5,225 per month in gross rental income, with tenants responsible for their own power utilities keeping operating expenses lower and cashflow stronger. Location is another strong advantage. Situated close to shopping, St. Paul's Hospital, schools, and multiple bus routes, tenants enjoy easy access to everything they need. The demand for rental housing in this area remains strong, adding to the long-term security and appeal of the investment. With a solid tenant base, reliable income, and important upgrades already completed, this outstanding revenue property is well-positioned to deliver consistent returns for years to come. Properties like this don't



come along often, schedule your viewing today and secure this opportunity before it is gone! (id:6289)

Built in 1983

Essential Information

Listing #	SK017602
Price	\$499,900
Bedrooms	8
Bathrooms	4.00
Square Footage	1,960
Acres	0.22
Year Built	1983
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	327 S Avenue S
Subdivision	Pleasant Hill
City	Saskatoon
Province	Saskatchewan
Postal Code	S7M3A1

Amenities

Parking	Parking Space(s)
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Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Stove
Heating	Hot Water
Has Basement	Yes

Listing Details

Listing Office	Royal LePage Varsity
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