

\$699,000 - 1401 2nd Avenue W, Prince Albert

MLS® #SK018348

\$699,000

0 Bedroom, 0.00 Bathroom, 6,781 sqft

Retail on 0.47 Acres

Midtown, Prince Albert, Saskatchewan

Prime commercial property in the heart of Prince Albert. Located on one of the city's busiest streets, this high-traffic location sees 20,000 vehicles pass daily and has 90 feet of prime frontage, ensuring exceptional visibility. The property features a substantial 6,781 square foot building set on a 20,661 square foot lot, providing space and flexibility to suit a variety of business needs. Maximize income potential by leasing to multiple tenants or start your own business in one half while renting out the other. The building is designed for easy conversion into two large commercial units, with each side equipped with its own HVAC system, multi-stall restrooms, and separate entrances. A party wall is already in place, requiring only minimal finishing to fully divide the spaces, creating a seamless setup for dual occupancy. Additional features include a fully-equipped commercial kitchen, a spacious seating area, and a functional bar, making it an excellent choice for hospitality ventures. The large, paved parking lot provides ample customer parking and room for potential expansion or redevelopment, further enhancing the property's value. Currently generating a gross income of \$87,000 per year, the property is occupied by a tenant on a year-to-year lease, renewing in February 2026. With its high-traffic location, flexible layout, and income potential, this property is a rare investment opportunity in a rapidly growing commercial district. (id:6289)



Built in 1989

Essential Information

Listing #	SK018348
Price	\$699,000
Bathrooms	0.00
Square Footage	6,781
Acres	0.47
Year Built	1989
Type	Retail
Sub-Type	Freehold

Community Information

Address	1401 2nd Avenue W
Subdivision	Midtown
City	Prince Albert
Province	Saskatchewan
Postal Code	S6V5B3

Listing Details

Listing Office RE/MAX P.A. Realty



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