

\$7,900,000 - 516 & 522 Broadway Street W, Yorkton

MLS® #SK020219

\$7,900,000

0 Bedroom, 0.00 Bathroom, 19,791 sqft

Business on 2.09 Acres

West YO, Yorkton, Saskatchewan

Exceptional Mixed-Use Revenue Property â€“ Prime Location in West Yorkton - An outstanding investment or owner-operator opportunity! This 2.09-acre commercial property offers three revenue-generating componentsâ€”a well-established, highly profitable restaurant, two modern residential suites, and a leased 4-bay heated warehouse. Located in a high-traffic area beside the Painted Hand Casino and across from the Gallagher Centre, the property is home to the iconic Melrose Place Family Restaurant (9,869 sq. ft.). In operation for 47 years, including 26 at this location, the restaurant features a licensed dining area, bar/lounge, VLT room, modern commercial kitchen, rooftop HVAC, and recent upgrades including a new roof and kitchen equipment (2024). Significant growth potential exists through catering, banquet rentals, expanded hours, or delivery services. Attached to the restaurant are two high-quality residential suites totaling over 5,800 sq. ft., each with open-concept layouts, kitchens with islands, in-suite laundry, gas fireplaces, elevator access, and 4-bay heated garage is also included. At the rear of the property, a separate 4,000 sq. ft. heated warehouse adds further rental income and flexibility. The site includes 80+ parking stalls and is fully equipped with high-capacity electrical service, making it ideal for year-round operation. Whether you're expanding a portfolio or looking for a turnkey business with additional income, this rare property delivers location,



stability, and opportunity in one package.

(id:6289)

Built in 1973

Essential Information

Listing #	SK020219
Price	\$7,900,000
Bathrooms	0.00
Square Footage	19,791
Acres	2.09
Year Built	1973
Type	Business
Sub-Type	Freehold

Community Information

Address	516 & 522 Broadway Street W
Subdivision	West YO
City	Yorkton
Province	Saskatchewan
Postal Code	S3N0P5

Amenities

Amenities	Storefront
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Interior

Heating	Electric Furnace, Radiant heat
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Listing Details

Listing Office	RE/MAX Blue Chip Realty
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