

\$250,000 - 101 Washington Avenue, Davidson

MLS® #SK021346

\$250,000

0 Bedroom, 0.00 Bathroom, 7,590 sqft

Business on 0.02 Acres

N/A, Davidson, Saskatchewan

101 WASHINGTON AVE DAVIDSON, SK. Here's your opportunity to own a **SOLID INCOME PRODUCING PROPERTY** right in the heart of Davidson, Saskatchewan. Located on Washington Avenue, this 7,590 sq. ft. **MIXED USE BUILDING** is currently configured into 7 residential apartments plus a main-floor storefront unit. The storefront is presently used as a bachelor-style suite featuring a spacious, open layout and the original front window, adding character and versatility to the property. With its street-front entry, this space could easily transition back into retail or office use if desired, offering excellent visibility and potential for a business venture. The residential apartment units include a range of one-, two-, three-, and four-bedroom layouts, providing flexibility for various tenant needs. The building currently generates approximately **\$8,000 PER MONTH IN GROSS RENT**, with about 40% of that covering operating expenses, including utilities. A **COIN OPERATED LAUNDRY** is located on the main floor and add additional income. With C4 zoning, the property will give the new owner freedom to adapt or expand as desired. The site includes ten on-site parking spaces, a dedicated furnace/utility room, 3 storage rooms, an attached garage, municipal water and sewer, natural gas service, and paved road access. Built in 1912, this **WELL-MAINTAINED BUILDING** has retained its small-town charm while being adapted over time for modern use. Strategically located



between Saskatoon and Regina along Highway 11, Davidson continues to attract residents, travelers, and small businesses alike. Priced at \$250,000, this property presents an excellent opportunity for investors, developers, or owner-operators seeking strong returns and long-term potential in a vibrant rural community. Call today! (id:6289)

Built in 1912

Essential Information

Listing #	SK021346
Price	\$250,000
Bathrooms	0.00
Square Footage	7,590
Acres	0.02
Year Built	1912
Type	Business
Sub-Type	Freehold

Community Information

Address	101 Washington Avenue
Subdivision	N/A
City	Davidson
Province	Saskatchewan
Postal Code	S0G1A0

Amenities

Amenities	Storefront
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Interior

Heating	Furnace
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Listing Details

Listing Office	Royal LePage Varsity
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