

\$749,999 - Junction Hwy 3/368 Acreage, Fletts Springs Rm No. 429

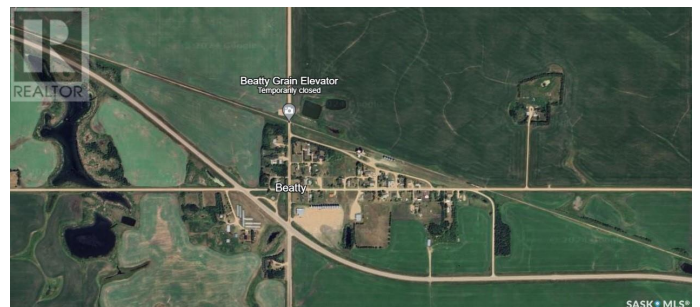
MLS® #SK996870

\$749,999

3 Bedroom, 1.00 Bathroom, 1,624 sqft
Single Family on 21.82 Acres

N/A, Fletts Springs Rm No. 429,
Saskatchewan

Prime Highway Frontage Property with Endless Potential! It's hard to find a property with better exposure than this! Situated at the high-traffic corner of HWY 3 (connecting Melfort and Prince Albert) and Highway 368 Junction (running from Beatty to St. Brieux and beyond), this 21.8-acre property sees an average of 1,600+ vehicles per day—an incredible opportunity for both residential and commercial ventures. This unique property has operated as both a residence and a greenhouse business for years, and it's packed with extras: --- Residence: A spacious 1,620 sq. ft. modular home featuring 3 bedrooms, 1 bath, a partial basement for extra storage, and a covered back deck for relaxing. Recently updated, it's move-in ready! --- Second Home: An older character home that needs some TLC but has always had heat maintained to protect the water lines—offering great potential for renovation or rental income. Outbuildings & Storage: -- Quonset for cold storage -- Heated workshop—perfect for year-round projects ---Over 20,000 sq. ft. of greenhouse space (17,000 sq. ft. heated!) Business & Investment Potential: Whether you want to continue operating the greenhouse business or explore new opportunities, the commercial-sized natural gas line allows for endless possibilities—farmers' bin yard acreage,



gas station, destination-style restaurant, event center, and more! Why Work for Others? With this property, you can live on-site, own your own business, and turn your dreams into reality with a location that offers unbeatable visibility and opportunity. Serious buyersâ€”donâ€™t miss out! Contact us today to schedule a viewing. (id:6289)

Built in 1982

Essential Information

Listing #	SK996870
Price	\$749,999
Bedrooms	3
Bathrooms	1.00
Square Footage	1,624
Acres	21.82
Year Built	1982
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	Junction Hwy 3/368 Acreage
Subdivision	N/A
City	Fletts Springs Rm No. 429
Province	Saskatchewan
Postal Code	S0J0C0

Amenities

Features	Acreage, Treed, Other
Parking	Gravel, Parking Space(s)

Interior

Appliances	Refrigerator, Dishwasher, Hood Fan, Storage Shed, Stove
Heating	Natural gas Forced air

Exterior

Exterior Features	Lawn, Garden Area
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Listing Details

Listing Office RE/MAX Blue Chip Realty - Melfort



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