

\$359,000 - 427 Main Street, Melville

MLS® #SK996895

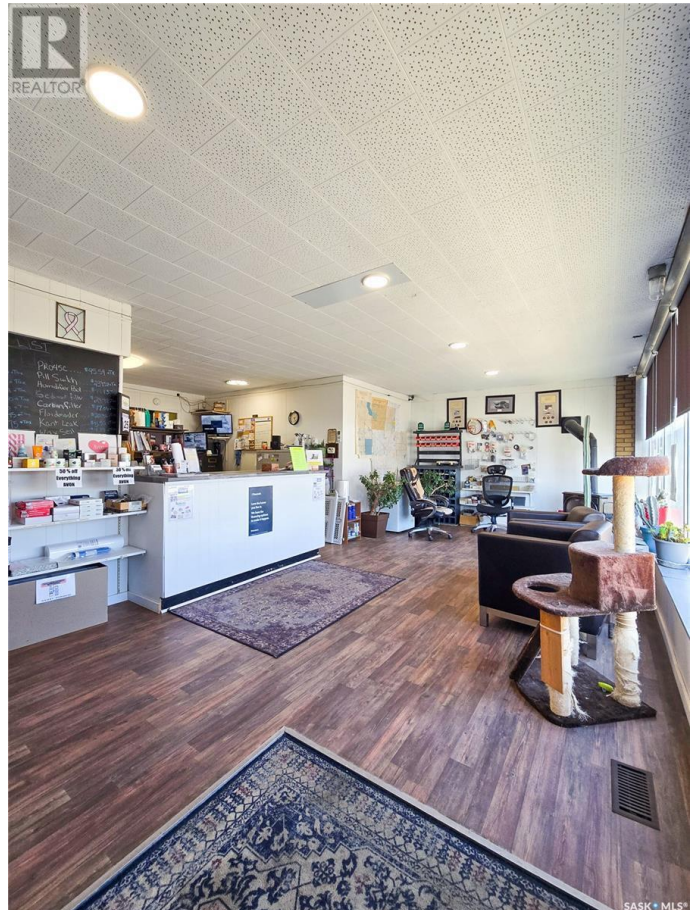
\$359,000

0 Bedroom, 0.00 Bathroom, 3,000 sqft

Business on 0.12 Acres

N/A, Melville, Saskatchewan

Prime Main Street location! This 3,000 sq. ft. mixed-use building offers high visibility and foot traffic, making it ideal for business owners and investors. An addition to this prime Main Street property, there is also the potential to acquire the established Sysco wholesale business, offering a turnkey opportunity for entrepreneurs looking to expand or start a new venture. The main floor commercial space includes a welcoming front retail and reception area with a gas fireplace, An office, large warehouse area, parts room, and a 2 piece bathroom complete the main floor. There is also a full basement for ample storage, plus an attached double-car garage for convenience. The second-floor residential suite, EXTENSIVELY upgraded in 2019, features high-end stainless steel appliances, premium cabinetry, a large island, and hardwood & ceramic tile flooring throughout. The spacious layout includes 2 bedrooms (with a 3rd potential bedroom or mudroom leading to a balcony), a gas fireplace, and a luxurious 4-piece bath with a soaker tub, stand-up shower, and in-suite laundry (new washer in 2024). A separate entrance makes this an excellent rental or owner-occupied unit. Two high-efficiency furnaces provide independent heating for the main and upper floors. Melville is located near the intersection of Highways 10, 47, and 15. It services a trade area of 17,000+, with key industries including agriculture, CN Railway, potash mining, and tourism. Nearby recreational attractions



include Crooked Lake Provincial Park, Melville Beach, and York Lake. An exceptional investment opportunity for business and residential living! Book your showing today! (id:6289)

Built in 1960

Essential Information

Listing #	SK996895
Price	\$359,000
Bathrooms	0.00
Square Footage	3,000
Acres	0.12
Year Built	1960
Type	Business
Sub-Type	Freehold

Community Information

Address	427 Main Street
Subdivision	N/A
City	Melville
Province	Saskatchewan
Postal Code	S0A2P0

Amenities

Amenities	Storefront
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Interior

Heating	Furnace
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Listing Details

Listing Office	eXp Realty
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