

34 Pacific Avenue, Maple Creek



**Listed At
\$169,000**

MLS 382160

- * Historic building circa 1902 built with 2 ft. thick rock & mortar walls
- * Building is situated on 60 ft. frontage on Pacific Avenue next to the beautiful "Star Cafe".
- * Excellent exposure * Only 2 doors down from the new Credit Union site
- * Currently there is approx. \$25,000 annual rental revenue with a good 13% return on investment
- * Services upgraded with furnaces, air conditioning throughout, and upgraded wiring
- * Commercial units on main level
- * Upper level large like new residential rental with fridge, stove, washer, and dryer.
- * 24' x 30' metal clad garage that in not rented.



Brent Schlenker

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Southland
REALTY

Location

- 34 Pacific Avenue, Maple Creek, Sask.



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Improvements & Exclusions

- Approx. 9600 sq.ft. two story commercial building built in 1902
- 60 ft. lot frontage x 80 ft. deep
- 2 ft. thick rock & mortar walls
- Next to the “Star Café”
- Two doors down from the new Credit Union site
- Approx. \$25,000 annual rental revenue
- Landlord pays water & taxes
- Tennants pay separate utilities for gas & power
- 1 hot water heater for the building
- Upgraded power: 2 – 100 amp and 1 – 70 amp subpanel
- A/C throughout, each bay has own unit
- 2 – forced air furnaces
- Sears bay has overhead furnace & one washroom
- One central washroom
- Residential rental on upper level – 1 bedroom, 1 bath, fridge, stove, washer, dryer



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