

**118 4 Avenue W
Maidstone, Saskatchewan****MLS # A2233795****\$99,900****Division:** NONE**Type:** Office**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,552 sq.ft.**Zoning:** R2**Heating:** Forced Air, Natural Gas**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** Asphalt Shingle**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.36 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** none

Excellent location and well maintained building available in the heart of Maidstone SK. This 1550 sq ft building has seen many improvements over the years, and features a 962 sq ft open area, along with two washrooms, two storage rooms and a large entry room with plenty of space for boots and coats. The property has tile flooring in the entry, linoleum in the washrooms and carpet everywhere else. There is a high efficient furnace and central air conditioning, as well as a central vac for easy cleaning. The exterior is a low maintenance stucco facade, with asphalt shingles, and metal eavestrough and soffit. There is a covered concrete carport for loading and unloading, as well as a large gravel parking lot. This property is zones R2, allowing for multi-family use or suites, as well as an abundance of commercial opportunities like daycare, care home, community centres, clubs and institutions and more.