



## Langham Saskatchewan

\$208,000

Previously functioning as a hardware store, art gallery, and convenience store, this adaptable property offers a plethora of potential uses, including retail, fine arts and crafts, music, woodworking, pottery, a tea house, or a home-based business. Featuring approximately 800 square feet of open front space, this distinctive building also includes living quarters attached at the rear, comprising a kitchen, dining area, two bedrooms, and a four-piece bathroom on the main level, as well as two additional bedrooms on the upper floor. Numerous updates have been carried out, such as the installation of a high-efficiency furnace in 2012, a hot water heater in 2014, added insulation, most flooring, shingles, and more. Situated on a spacious 75' x 120' lot with a large single detached garage, this property presents an excellent opportunity for entrepreneurial individuals. Listed exclusively on MLS for just \$208,000. (id:6769)

Listing Presented By:



Originally Listed by:  
L&T Realty Ltd.



Royal

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