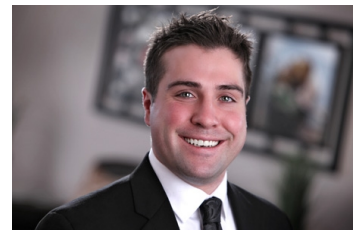




111 Burrows AVENUE Melfort Saskatchewan

\$325,000

Solid building for retail or office potential on busy downtown business sector of Melfort. The building has approximately 5500 sq ft on mainfloor, plus a 4000 sq ft basement. Retail space on both levels approximately 7000 sq ft combined area. The rear portion has the receiving area of approx. 22x25 and the back workshop with separate heating and loading doors of approx. 25x34 (there is a roughed in bathroom for this area). There is terrific street frontage with plate glass display, ample retail space with new carpet, paint, ceiling tiles, light fixtures, etc all done in approx. 2016. There is a raised mezzanine type area for additional display and retail to highlight product of choice. The rear addition was added in 1996 for warehouse/workshop/receiving area. The back wall and dock door/window all new in last year or so. There is a front and rear access to the basement where retail space, bathrooms and utility area is located as well as additional warehouse/storage. Current occupant within is family fashion Emporium on Burrows can also be available for sale as operated by owner of building. This is a prime retail building perfect for a multitude of purposes in a high traffic location!



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