



57 Main St. Saint Leon MB

\$120,000

24 hour notice required to show. Unique opportunity for the right individual(s)! Currently operated as a Handicap Accessible Restaurant and a Remedial Massage Therapy room in the basement, this building has many potentials. Zoned General development, many possibilities exist. Main floor area currently used as a residence, with LR & bedroom features. This property has seen many upgrades with restaurant portion built to code. Kitchen appliances and kitchen apparel included. Handicapped bathroom access on main floor with wheel chair ramp leading to the restaurant. Renos include new drywall, electrical, plumbing, flooring, kitchen, bathroom toilets and vanities, HRV, HWT, some new windows and AC. Many inclusions! Call Realtor for Listing details! **Currently leased until July 2022 at \$1110/mo. Investment opportunity for the right person.**

Living Room 11.1 x 23

Eat-In Kitchen 18.6 x 24

Two-Piece Bath

Office 10.6 x 11.1

Laundry Room 6.8 x 11.2

Other 6.8 x 16.5

Two-Piece Bath

Utility Room 10.6 x 21.8



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