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**114 Broadway Avenue South &
118 Cairns Avenue East, Melfort, SK Excl.**

Premier Melfort apartments **for sale**

With a prime location in Melfort, these high-quality buildings are available bundled together.

These two (2) apartment buildings have a total of sixteen (16) suites that are significantly larger than typical suites in the area. Melfort has a population of $\pm 8,000$ with an economy driven by agriculture, manufacturing and local businesses.

Financial information is available with an executed confidentiality agreement, please contact the listing agent for details.

Asking:

\$2.375 m



Investment
opportunity



Fully
occupied

Ward Edwards

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Property Profile

114 Broadway Avenue South

Building Area	11,005 SF
Site Area	0.41 AC
Zoning	R2 (Medium Density Residential)
Parcels	133750795, 133750807, 133750818
Possession	TBD
Property Tax	\$14,425.07 (2024)

- Constructed in 2012
- Twelve (12) 826 SF two-bedroom suites with external entrances
- Each suite includes a washer/dryer, fridge, stove, dishwasher, microwave, electric water heater and 4.5' x 8' storage unit
- No common area for maintenance
- Twelve (12) electric parking stalls
- Close to parks, tennis and pickle ball courts, schools, shopping and amenities

118 Cairns Avenue East

Building Area	3,668 SF
Site Area	0.17 AC
Zoning	R2 (Medium Density Residential)
Parcels	133771530, 145359726
Possession	TBD
Property Tax	\$5,236.36 (2024)

- Constructed in 2012
- Four (4) 826 SF two-bedroom suites with external entrances
- Each suite includes a washer/dryer, fridge, stove, dishwasher, microwave, electric water heater and 3' x 8' storage unit
- No common area for maintenance
- Four (4) electric parking stalls
- Close to parks, tennis and pickle ball courts, schools, shopping and amenities



Asking Price

\$2,375,000.00



Portfolio

2 Buildings



16 Suites

Fully occupied

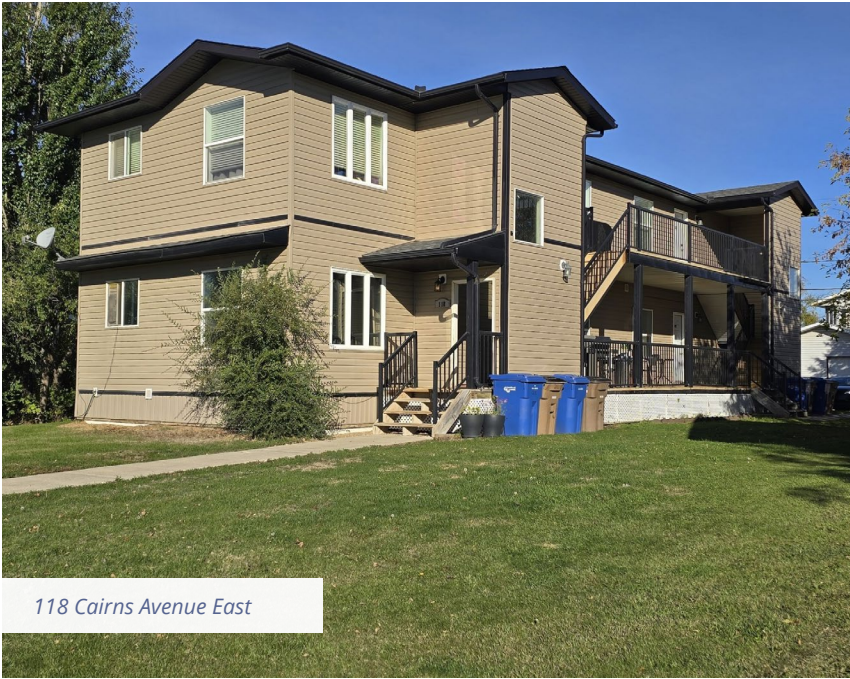


Financing Available

10% down AOC



114 Broadway Avenue South



118 Cairns Avenue East

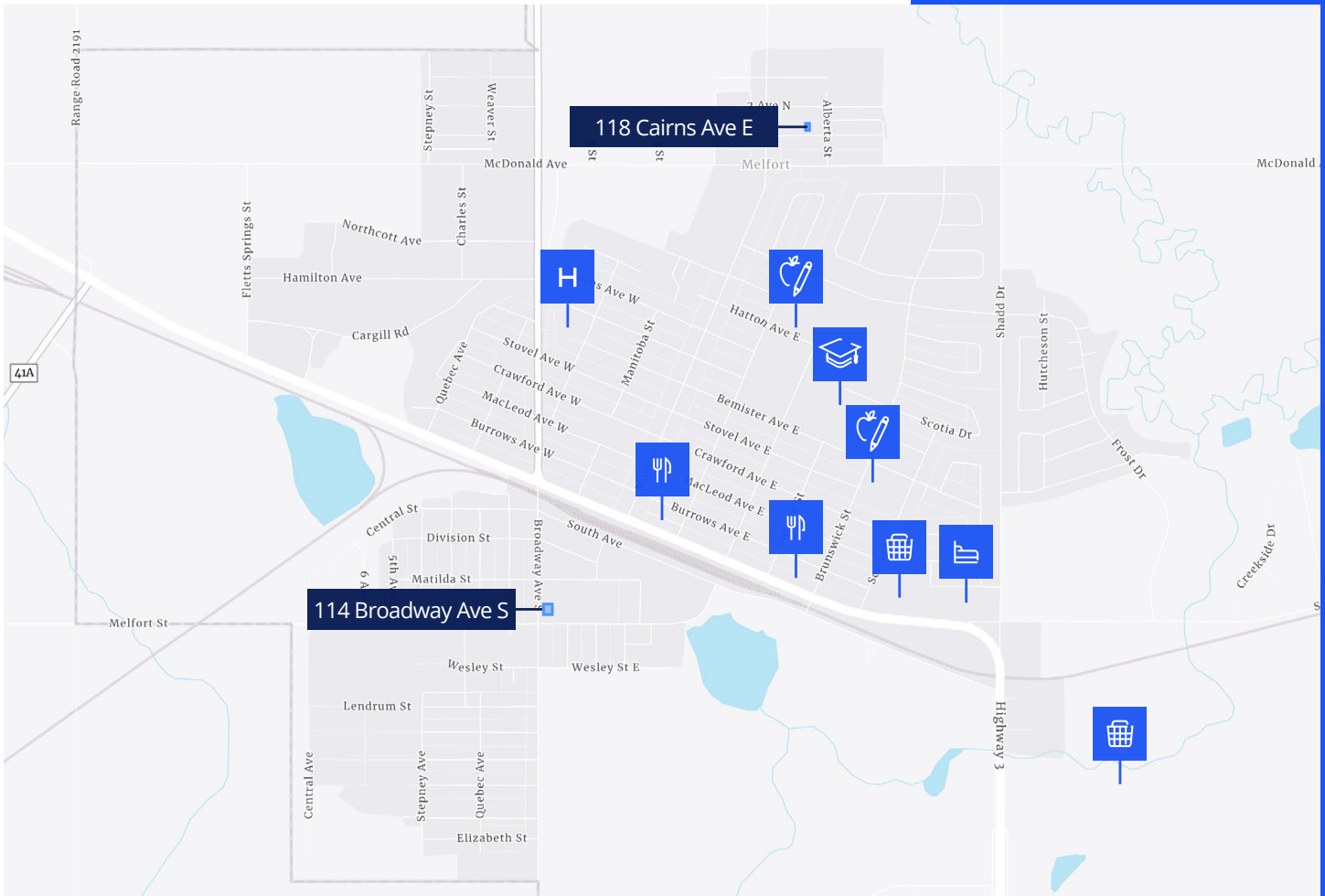


114 Broadway Avenue South



118 Cairns Avenue East

Easy access to local amenities



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