

Well-Located 22-Unit Multifamily Investment Opportunity

For Sale

9 Coteau Avenue, Weyburn, SK



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Property Overview

Building	22 units
Site Area	0.5 AC
Zoning	CBD
Parcel	108883935, 108895001, 108894998
Possession	Upon completion of dopcuments
Asking Price	Market Value
Property Tax	\$19,449.06

- Prime location in Weyburn, Saskatchewan
- Concrete block construction with precast concrete floors
- Elevator-serviced building
- All new PVC windows
- Roof shingles replaced in 2020
- Ample on-site parking
- Surplus land with development potential
- Strong in-place income with value-add potential



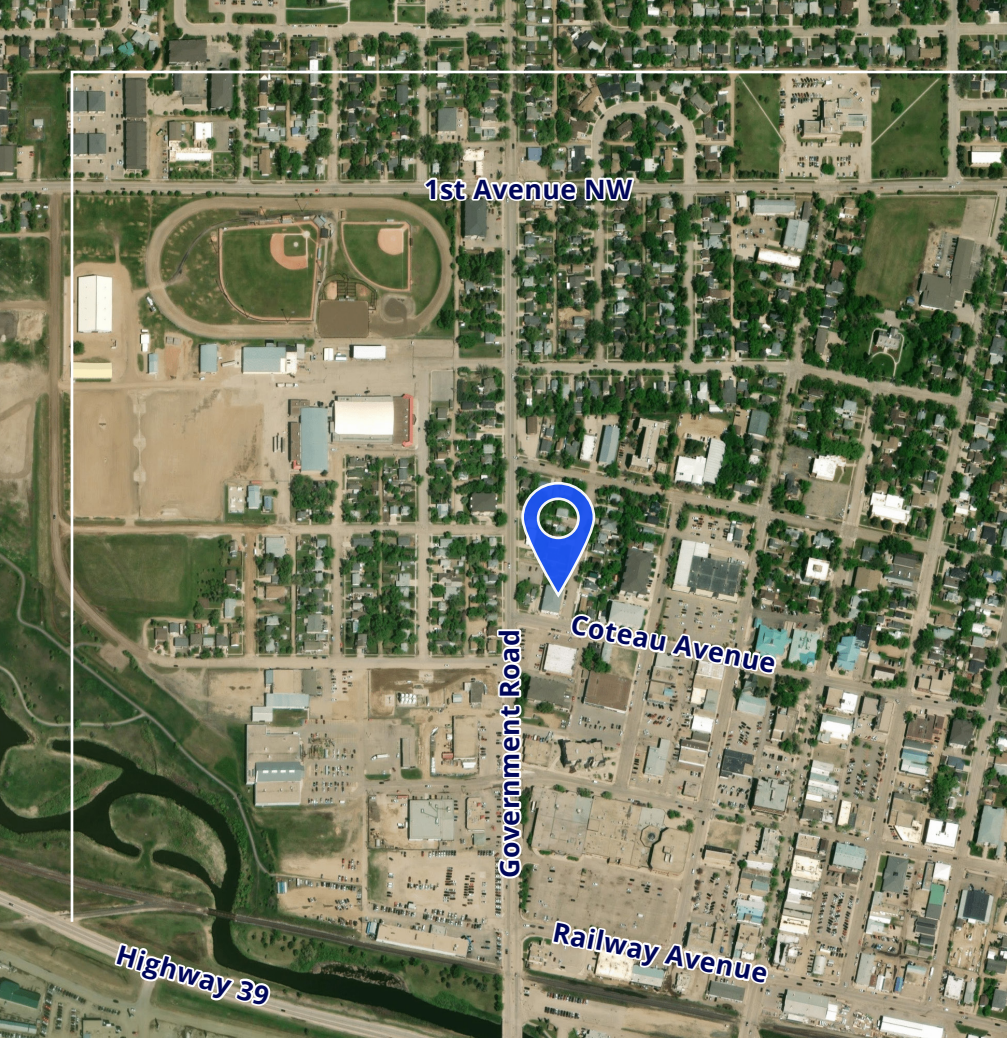
Property Description

This well-maintained 22-unit apartment building is ideally situated in Weyburn, Saskatchewan, offering investors a stable and attractive multifamily investment opportunity. The property is comprised of 11 one-bedroom suites and 11 two-bedroom suites, providing a desirable unit mix that appeals to a broad tenant base.

The building features durable concrete block construction with precast concrete floors, providing exceptional longevity, structural integrity, and sound attenuation. Significant capital improvements have been completed, including all new PVC windows, roof shingles replaced in 2020, and the convenience of an elevator servicing the building.

The majority of suites have been upgraded with modern flooring and fresh paint, enhancing tenant appeal while reducing near-term capital expenditure requirements. The property also offers ample on-site parking for residents and visitors, along with surplus land that presents an excellent opportunity for future development, expansion, or additional parking.

This is a rare opportunity to acquire a quality multifamily asset with strong fundamentals and future upside potential in one of southeastern Saskatchewan's key regional centres.



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