

# \$70,000 - . 1st Avenue, Brokenshell Rm No. 68

MLS® #SK017899

**\$70,000**

0 Bedroom, 0.00 Bathroom, 3,648 sqft  
Single Family on 3.95 Acres

Trossachs (Brokenshell Rm No. 68),  
Brokenshell Rm No. 68, Saskatchewan

Unique redevelopment opportunity! This historic former school building, used later for church services, and lastly as a concrete business "offers over 3,648 sq ft on an expanded lot totaling 3.95 acres. The structure holds plenty of character with vintage details, high ceilings, and large windows that fill the interior with natural light. PLEASE NOTE: The building requires extensive repairs and is being sold "as-is". Ideal for investors, developers, or visionaries looking to repurpose or restore a one-of-a-kind property. With the added land, there's potential for additional structures, parking, or green space (buyer to verify measurement, zoning and usage, currently zoned as residential). Whether you are thinking of a community center, artist studios, live/workspace, or a full redevelopment, this is your chance to bring new life to a historic property. There is town water, power services, meter but power not in use, and gas line to the building, but not connected since closing of the business. Imagine the possibilities, seller is open to any reasonable offers! (id:6289)

Built in 1958

## Essential Information

Listing #	SK017899
Price	\$70,000



Bathrooms	0.00
Square Footage	3,648
Acres	3.95
Year Built	1958
Type	Single Family
Sub-Type	Freehold
Style	Loft

### Community Information

Address	. 1st Avenue
Subdivision	Trossachs (Brokenshell Rm No. 68)
City	Brokenshell Rm No. 68
Province	Saskatchewan
Postal Code	S0C2N0

### Amenities

Parking	Parking Space(s)
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### Listing Details

Listing Office	Century 21 Hometown
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