

\$239,000 - 323 9th Street, Humboldt

MLS® #SK018100

\$239,000

4 Bedroom, 3.00 Bathroom, 2,080 sqft

Single Family on 0.15 Acres

N/A, Humboldt, Saskatchewan

An excellent opportunity for investors, this well-maintained 4-plex offers a strong revenue stream in the growing community of Humboldt. Designed to appeal to a wide range of tenants, the property features four self-contained suites, including two bachelor units (one with laundry), a one-bedroom suite, and a spacious two-bedroom unit on the second level with in-suite laundry. Each suite is equipped with a fridge and stove, and tenants benefit from a designated parking stall plus an outside electrical plug designated for each unit. Heat and water are included in the rent, while power is individually metered to each unit, ensuring straightforward utility management. The property is currently fully tenanted, with all occupants expressing interest in remaining. In addition, the existing property manager is available to continue under new ownership, making this a true turn-key investment. Significant updates have already been completed, including a new boiler and hot water tank (2021), updated shingles and windows, as well as newer flooring and paint in select units. Humboldt is a thriving community and an excellent place to own property. With BHP Jansen and two additional potash mines located nearby, the city benefits from strong, stable employment opportunities that continue to drive demand for rental housing. Along with a full range of amenities, schools, healthcare, and recreation, Humboldt serves as a regional hub making it an attractive location for both residents and long-term investors. (id:6289)



Built in 1910

Essential Information

Listing #	SK018100
Price	\$239,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,080
Acres	0.15
Year Built	1910
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	323 9th Street
Subdivision	N/A
City	Humboldt
Province	Saskatchewan
Postal Code	S0K2A0

Amenities

Features	Rectangular
Parking	Parking Space(s)

Interior

Appliances	Washer, Refrigerator, Dryer, Stove
Heating	Natural gas Hot Water
# of Stories	2

Exterior

Exterior Features	Lawn
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Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 14th, 2025 at 2:46am MDT