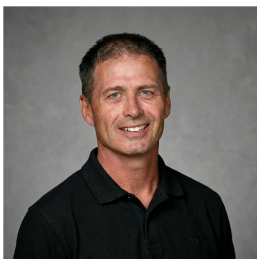




\$290,000

206 Burns Avenue West, Melfort, SK



**Mark Dean**  
Mark.Dean@HammondRealty.ca  
(306) 921-5445  
HammondRealty.ca

## Property Details

<b>Service Type:</b>	Listing	<b>Closest Town:</b>	Melfort
<b>Location:</b>	Saskatchewan	<b>MLS Number:</b>	SK036444
<b>Price:</b>	\$290,000	<b>Improvements:</b>	\$290,000
<b>Enterprise:</b>	Residential		

## Description

### Turnkey Multi-Unit Investment Opportunity

#### 206 Burns Avenue West, Melfort, SK

Excellent passive income opportunity with this solid three-unit multifamily property offering zero vacancy. Current gross income is \$27,600, with potential to increase to \$31,000+ per year. The landlord currently pays all utilities (Power \$2,905; Energy \$1,900; Property Tax \$2,595; Water/Sewer \$3,100, although this is atypically high due to a leak).

This well-built and well-maintained property was built in 1968 and features a full concrete basement. The unit mix includes one 2-bedroom suite on the main floor, plus one 1-bedroom suite and one bachelor suite in the basement.

#### Recent upgrades include:

- Shingles (2024)
- Eavestroughs (2024)
- PVC windows throughout (2016)
- Two energy-efficient furnaces (2015)
- Hot water heater (2015)
- Washer and dryer (2015)
- Some new flooring

The property also offers a lawn front and back, maintenance free backyard fence and garden shed, adding further tenant appeal.

**206 Burns Avenue W**



<b>Prop Type:</b>	Residential	<b>Location:</b>	Melfort
<b>SubType:</b>	Detached		
<b>Sub-Location/Neighbourhood:</b>			
<b>WaterBody:</b>		<b>Postal Code:</b>	S0E 1A0
<b>Style:</b>	Bungalow	<b>Possession:</b>	TBD
<b>Bldg Type:</b>	House		
<b>Year Built:</b>	1968	<b>Add Yr Cmp:</b>	
<b>Additions:</b>	No	<b>Baths:</b>	3
<b>Beds:</b>	4	<b>Levels AG:</b>	1.0
<b>SqFt:</b>	1,000		
<b>Zoning:</b>	R2	<b>Legal:</b>	Lot 16 Block 71 Plan 65PA01775 Ext 0
<b>Latitude:</b>	52.866655	<b>Longitude:</b>	-104.610312
<b>Ownership:</b>	Freehold	<b>Tax Amt/Yr:</b>	\$2,595 / 2025

**Public Remarks:** Excellent passive income opportunity with this solid three-unit multifamily property offering zero vacancy. Current gross income is \$27,600, with potential to increase to \$31,000+ per year. The landlord currently pays all utilities (Power \$2,905; Energy \$1,900; Property Tax \$2,595; Water/Sewer \$3,100, although this is atypically high due to a leak). This well-built and well-maintained property was built in 1968 and features a full concrete basement. The unit mix includes one 2-bedroom suite on the main floor, plus one 1-bedroom suite and one bachelor suite in the basement. Recent upgrades include: Shingles (2024); Eavestroughs (2024); PVC windows throughout (2016); Two energy-efficient furnaces (2015); Hot water heater (2015); Washer and dryer (2015); Part Flooring (2015). The property also offers a lawn front and back, maintenance free backyard fence and garden shed, adding further tenant appeal.

**Rooms Information**

<b>Beds:</b> 4		<b>Bathrooms:</b> 3		<b># Kitchens:</b> 3			
<b>#</b>	<b>Level Room</b>	<b>Size</b>	<b>Floor</b>	<b>#</b>	<b>Level Room</b>	<b>Size</b>	<b>Floor</b>
1	M Living Room	16'0 x 12'9	Carpet	2	M Kitchen	9'0 x 11'8	Linoleum
3	M Dining Room	7'0 x 11'8	Linoleum	4	M Bedroom	13' x 11'	Carpet
5	M Bedroom	11'4 x 8'2	Carpet	6	M 4-pc bath	7 x 8	Linoleum
7	M Kitchen	9'7 x 11'9	Linoleum	8	B Dining Room	7'6 x 5'11	Linoleum
9	B Bedroom	7'4 x 5'6	Linoleum	10	B 3-pc bath	7'8 x 4'6	Linoleum
11	B Kitchen	9'7 x 11'9	Linoleum	12	B Living Room	11'9 x 9'4	Linoleum
13	B Bedroom	10'7 x 11'11	Carpet	14	B 4-pc bath	5 x 7'9	Linoleum

**Property Information**

<b>Exist Prop:</b>	No	<b>PCDS:</b>	Yes	<b>GST:</b>		<b>PST:</b>	
<b>Energuide Efficiency Evaluation Report:</b>	No			<b>Irrigated:</b>			
<b>Construction:</b>	Wood Frame			<b>Sep Entry:</b>	Yes		
<b>Roof:</b>	Asphalt Shingles			<b>Bsmnt Ste #:</b>			
<b>Exterior:</b>	Stucco			<b>Permit #:</b>			
<b>Basement:</b>	Full Basement, Fully Finished			<b>Wtr Softner:</b>			
<b>Bsmnt Walls:</b>	Concrete						
<b>Bsmnt Suite:</b>	Regulation						
<b>Equip Incl:</b>	Dryer, Fridge, Stove, Washer						
<b>Outdoor:</b>	Lawn Back, Lawn Front, Trees/Shrubs						
<b>Heating:</b>	Forced Air, Natural Gas						
<b>Water Htr:</b>	Included/Gas						
<b>Heating Source Rented?:</b>	No	<b>Heating Source Rented Description:</b>					
<b>Lot Width:</b>	50.85	<b>Depth:</b>	125.00'	<b>Tot Lot Area:</b>	6,356.00 Square Feet		
<b>Gar/Prk:</b>	No Garage, Parking Pad			<b>Insulated Garage:</b>			
<b>Driveway:</b>	Concrete Drive			<b>Park Sp:</b>	3		
<b>Monitoring Discl:</b>	None						

This information is believed to be reliable but should not be relied upon without verification.





