



HAMMOND REALTY

\$275,000

Commercial Office Building
(450 Chovin Street, Vanscoy, SK)



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Commercial Office Building – Vanscoy, SK

Lot 4, Block B, Plan 81S42576

Well-maintained 2,400 sq. ft. commercial office building located in Vanscoy, Saskatchewan, offering excellent access with both paved and gravel road approaches. Built in 2013, this property sits on 0.55 acres with approximately 140 ft of frontage and ample onsite parking.

The building features wood frame and masonry construction and is serviced with natural gas, public water line, municipal sewer, power, and phone. Heating is provided by an energy-efficient natural gas forced air furnace, along with air conditioning for year-round comfort.

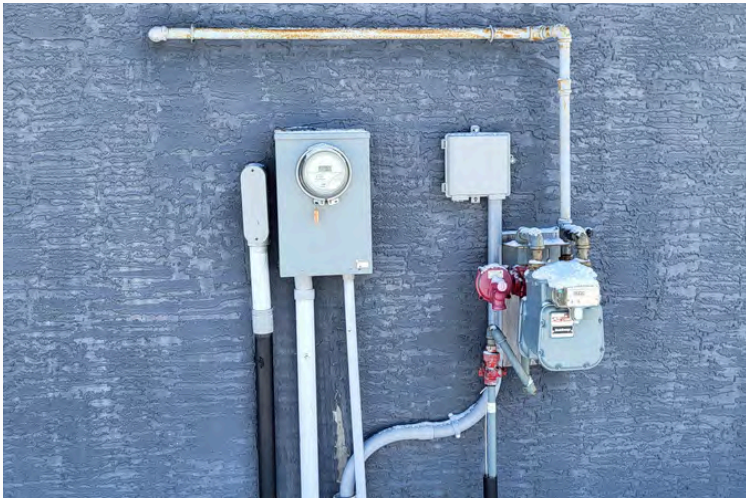
Inside, the building includes two 2-piece bathrooms and functional office space suitable for a variety of commercial uses.

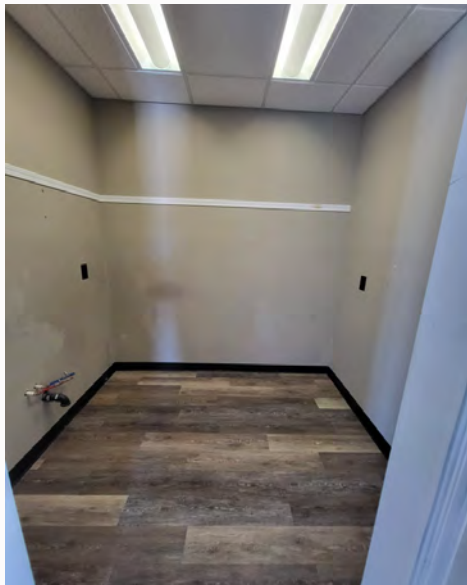
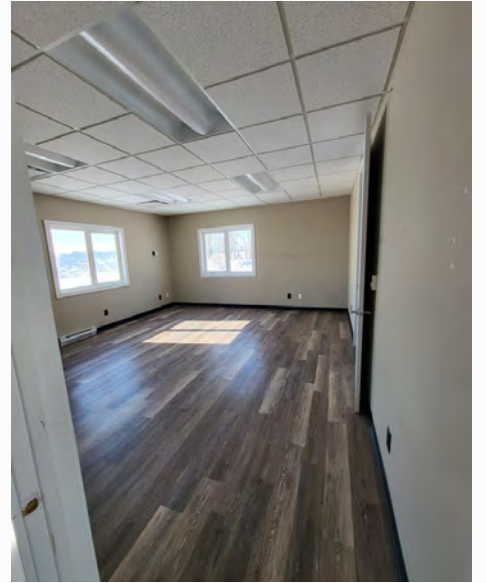
Additional exterior improvements include two concrete pads measuring approximately 40' x 30' and 90' x 30', providing flexibility for equipment storage, additional structures, or outdoor operations.

The property is currently vacant but has strong income potential and could be rented for approximately \$3,500 per month triple net, making it an attractive opportunity for investors.

Property Highlights

- 2,400 sq. ft. commercial building
- Built in 2013
- 0.55 acre lot
- Natural gas forced-air heating & air conditioning
- Two 2-piece bathrooms
- Two concrete pads (40' x 30' and 90' x 30')
- Onsite parking
- Public water & municipal sewer
- Vacant with potential rental income of approx. \$3,500/month triple net







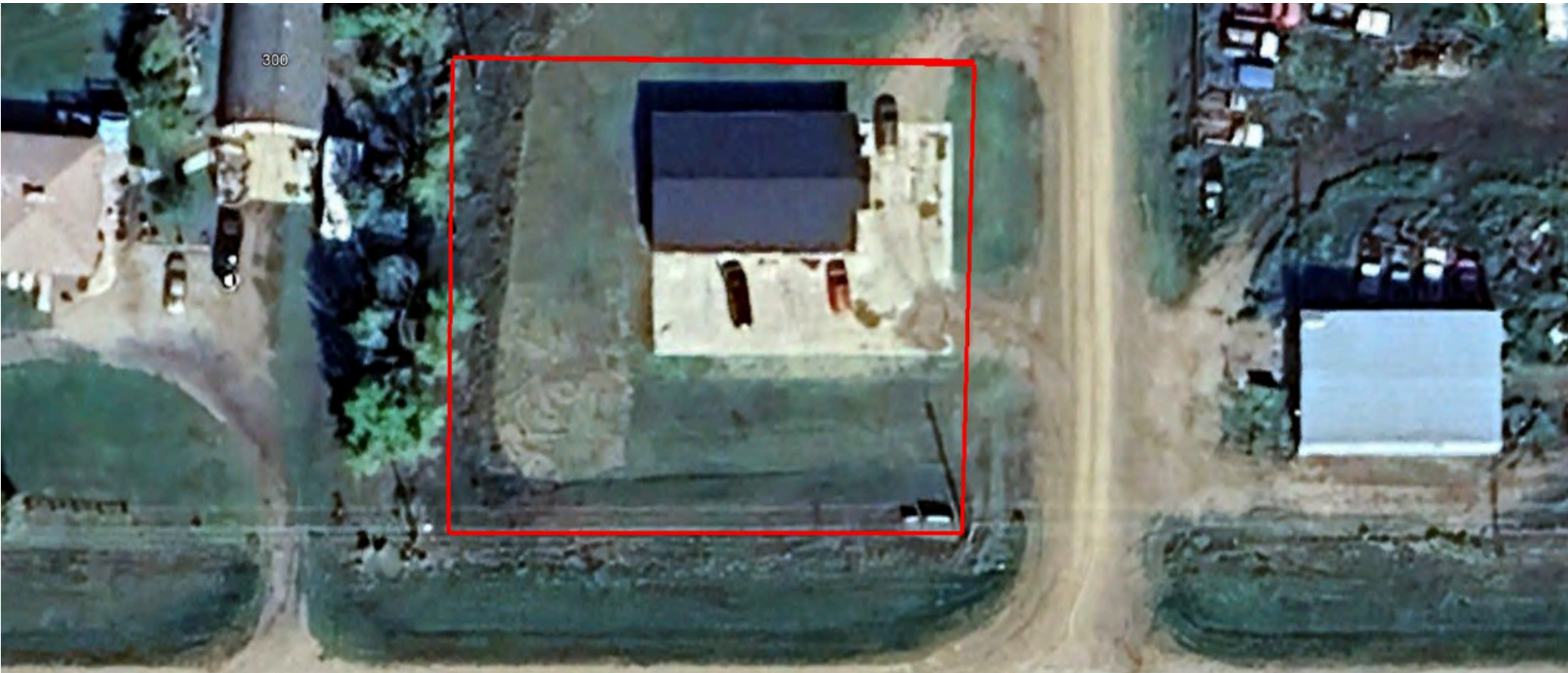
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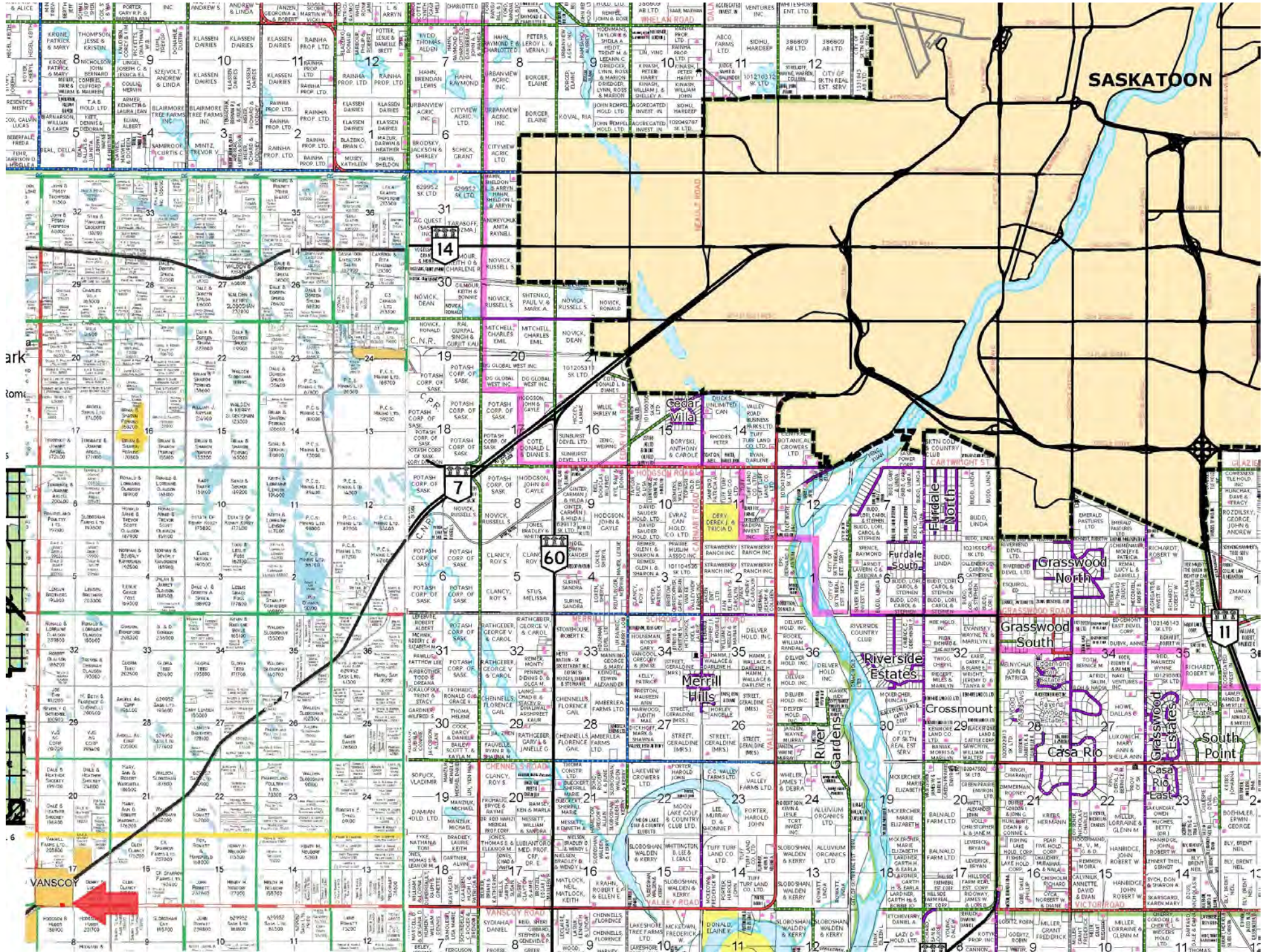
Image © 2026 Airbus

Vanscoy



1000 ft





SASKATOON

ark
tom

VANSCOY

Grasswood North

Grasswood South

Riverside Estates

Merrill Hills

River Gardens

Crossmount

Casa Rio

Grasswood South East

Casa Rio East

Grasswood South

Grasswood South

Grasswood South

Grasswood South

Grasswood South