



***Welcome***

**41 Main St, Lanigan**

**Asking \$950,000.00**

**MLS# SK960163**

- \* **Legal Description:** Lot 17-26, Blk 3, PL N2837, Ext 0 and Lot 38, Blk 3, PL 101828112, Ext 11
- \* **Style:** Commercial Buildings
- \* **Total Building Area:** 11,072 sq ft
  - \* **Taxes:** \$3,662/2023
  - \* **Lot size:** 39,000 sq ft
  - \* **Age:** 1979

**Commercial Buildings**

**Address: 41 Main St, Lanigan**

**Price: \$950,000.00**

Welcome to an exceptional opportunity in the heart of Lanigan! This commercial retail property, boasting expansive land and substantial buildings, is perfectly suited for a hardware store or similar retail enterprise. With a total land area of 39,000 square feet and buildings totaling 11,072 square feet, this property offers ample space for various business endeavors. Features: Prime Location: Situated on Main Street, this property enjoys high visibility and convenient access, ensuring steady foot traffic and easy customer reach. Spacious Land: With 39,000 square feet of land, there's plenty of room for parking, expansion, or outdoor display areas to showcase merchandise. Large Buildings: The total building area of 11,072 square feet provides ample space for retail displays, storage, offices, and more. Proven Track Record: Previously operated as a lucrative lumber and hardware store, this property comes with a successful business history, making it an ideal investment opportunity. Versatile Usage: Suitable for a hardware store, lumberyard, home improvement center, or any retail venture looking for a spacious and well-located property. Additional Information: Zoning: Commercial zoning allows for various retail and commercial uses, providing flexibility for business operations. Community: Lanigan is a vibrant community with a growing population, offering a supportive environment for businesses to thrive. Accessibility: Conveniently located near major roadways and public transportation, ensuring easy access for customers and suppliers alike. Don't miss out on this rare chance to own a prime commercial property in Lanigan! Whether you're an established retailer looking to expand or an entrepreneur seeking a lucrative investment, 41 Main Street offers endless possibilities. Contact us today to schedule a viewing and seize this opportunity to elevate your business to new heights!