



Welcome

41 Main St, Lanigan

Asking \$575,000.00

MLS# SK014084

- * **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:** \$4,342/2025
 - * **Lot size:** .90 acres

Commercial Buildings

Address: 41 Main St, Lanigan

Price: \$575,000.00

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!