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NW 35-48-28 W3 FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural, Saskatchewan



Listing ID:
29786


MLS ID:
A2202519

\$1,550,000



 **COLIN CLARKE**
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 **MUSGRAVE AGENCIES**
 780-875-9159

 NW 35-48-28 W3 , Rural , Saskatchewan S0M 1R0

Transaction Type For Sale	Title Fee Simple	Days On Market 97
Zoning Comm	Subdivision NONE	Building Type Warehouse
Year Built 2012	Structure Type Industrial	Property Type Commercial
Property Sub Type Warehouse	Legal Plan 72B08116	Building Area (Sq. Ft.) 14580.00
Building Area (Sq. M.) 1354.52	Lot Size (Sq. Ft.) 423403	Lot Size (Acres) 9.72
Footprint (Sq. Ft.) 1458	Construction Type Metal Frame	Roof Metal
Foundation Poured Concrete	Cooling Central Air	Heating High Efficiency, Forced Air, Hot Water, Natural Gas
Commercial Amenities Boardroom, Compressed Air Lines, Dangerous Goods Storage, Exhaust Fan(s), Floor Drain(s)/Grease Trap(s), Kitchen, Laundry Facility, Lunchroom, Mezzanine, Outside Storage, Parking-Extra, Paved Yard, Shower, Storage, Yard Drainage, Yard Lights		Inclusions Communication Network, Floor Drains, Heavy Floor Loading, Highway Frontage
Restrictions None Known	Access to Property Direct Access	
	Reports None	

This 14,500+ square foot commercial shop is located just south of Lloydminster Saskatchewan. Sitting on a 9.7 acre parcel, there is lots of room for further development and/or heavy equipment. This metal engineered building has a 100ft by 125ft shop and a 80ft by 26ft office front. The 2012 built shop is made of 3 single bays and 1 double bay, which can operate individually or all together. Each bay has boiler in-floor heat, large overhead door, bathrooms, storage, sumps, and separate entrance options. The middle bay is setup as a wash bay, with industrial pressure washer, chemical and soap sprayers/pumps. There is a residential dwelling on the northeast corner of the parcel and is fully upgraded and setup for employee housing. Directions: South of Lloydminster on highway 17 to Twp 490 and east just pass Wickham Nursery.

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