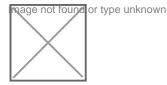


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

NW 35-48-28 W3 FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationRural, Saskatchewan

Listing ID: 29786

MLS ID: A2202519

\$1,550,000



[△] COLIN CLARKE

(780) 875-9159

■ MUSGRAVE AGENCIES

2 780-875-9159

rM1

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

Transaction Type

Title

Days On Market

For Sale

Fee Simple

Zoning

Subdivision

Building Type

48

Comm

NONE

Warehouse

Year Built

Structure Type

Property Type

2012

Industrial

Commercial

Property Sub Type

Legal Plan

Building Area (Sq. Ft.)

Warehouse

72B08116

14580.00

Building Area (Sq. M.)

Lot Size (Sq. Ft.)

Lot Size (Acres)

1354.52

423403

9.72

Footprint (Sq. Ft.)

Construction Type

Roof Metal

1458

Metal Frame

Heating

Foundation

Poured Concrete

Cooling

High Efficiency, Forced Air, Hot

Central Air

Water, Natural Gas

Commercial Amenities

Boardroom, Compressed Air Lines, Dangerous Goods

Storage, Exhaust Fan(s), Floor

Drain(s)/Grease

Access to Property

Inclusions

Facility, Lunchroom, Mezzanine, Outside

Trap(s), Kitchen, Laundry

Storage, Parking-Extra, Paved

Yard, Shower, Storage, Yard

Drainage, Yard Lights

Communication Network, Floor Drains, **Direct Access** Heavy Floor Loading, Highway Frontage

Restrictions

Reports

None Known

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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