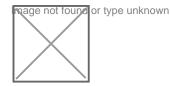


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5508 GUARDIAN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationMacklin, Saskatchewan

Listing ID: 29914

MLS ID: A2204823

\$1,400,000



△ CHRISTOPHER PARSONS

2 (780) 871-2294

■ MUSGRAVE AGENCIES

2 780-875-9159

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5508 GUARDIAN Street , Macklin , Saskatchewan $\,$ S0L 2C0 $\,$

Transaction Type

For Sale

Title

Days On Market

162

Zoning

IND

Subdivision

Fee Simple

NONE

Building TypeWarehouse

Year Built

2017

Structure Type

Industrial

Property Type Commercial

Property Sub Type

Industrial

Legal Plan 102242001

Building Area (Sq. Ft.) 15000.00

Building Area (Sq. M.)

1393.53

Lot Size (Sq. Ft.)

236966

Lot Size (Acres)

5.44

Construction Type

Wood Frame

Cooling

Central Air

Heating

Overhead Heater(s),Floor Furnace.Natural Gas

Access to Property

Direct Access

Inclusions

N/A

Restrictions

Call Lister

Reports

None

Located behind Rona, this 15,000 square foot industrial property in Macklin, SK sits on +/- 5.43 acres and is in great condition! Originally built as a commercial warehouse and distribution centre, this property can easily be retrofitted with additional overhead doors to accommodate your more traditional shop needs. Currently there is a contained shipping/receiving area that has 14'x14' overhead doors – 1 to the exterior of the building and 1 leading to the main warehouse. The warehouse features 20' ceilings, overhead forced air heating, and the walls and ceiling are lined with PVC paneling. The building also features: 1200 Amp/600 volt 3 phase power, multiple offices, boardroom with kitchen area, 3 sets of washrooms including a 2-piece near the main entrance and 2 sets of employee washrooms each with multiple stalls and sinks and a shower in each. Additional modifications could be made to free up more space in the warehouse. As it sits, the building is completely fenced and includes a staff parking area. There is future road access surrounding the entire lot making for easy access depending on your yard set up. Zoned General Industrial, there are several permitted and discretionary uses that fall under this zoning classification.

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