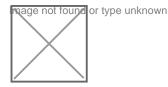


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **SE-17-46-25-W3 FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Neilburg, Saskatchewan

Listing ID: 30216

MLS ID: A2212480

\$1,450,000



**△** DAVID KADUN

LPT Realty

**1-877-366-2213** 

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SE-17-46- 25-W3 , Neilburg , Saskatchewan  $\,$  S0M2C0  $\,$ 

**Transaction Type** 

For Sale

Subdivision

NONE

**Property Type** 

Commercial

Building Area (Sq. M.)

Reports None

1570.42

**Days On Market** 

76

Year Built

1985

**Property Sub Type** 

Warehouse

Inclusions
5 Ton Crane

Zoning

СОМ

**Structure Type** 

Industrial

Building Area (Sq. Ft.)

16904.00

Restrictions
None Known

The Ultimate Powerhouse Property Awaits! Just 22km south of Lashburn along Township Road 462, this industrial marvel is your ticket to unmatched opportunity. Boasting a massive 16,904 sq ft shop on over 9 meticulously maintained acres, this property offers everything you need to drive your business—or passion project—forward. With paved access, an impressive 5-ton crane, towering 18-foot doors, and robust concrete floors, this space is primed for manufacturing, a trucking hub, or even the ultimate "big man cave." Inside, you'll find well-equipped offices, a parts room, change rooms, and every feature you need to streamline operations. But that's not all—there's a separate 60x44 sq ft building, ideal for storage or expansion. The fully prepped yard site is designed to accommodate large vehicle parking with ease, making it a perfect fit for heavy-duty needs. Looking for even more? Three neighboring homes, each on separate titles, are negotiable additions to this property—ideal for employee housing or investment. This is a one-of-a-kind opportunity to own a versatile space with endless potential. Don't miss your chance to make this powerhouse property your own!

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