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310 WILLIAMS INDUSTRIAL DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Neilburg, Saskatchewan



Listing ID:
30608


MLS ID:
A2218646

\$350,000



 **JACKIE GARTNER**
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 **MUSGRAVE AGENCIES**
 780-875-9159

 310 Williams Industrial Drive , Neilburg , Saskatchewan S0M 2C0

Transaction Type For Sale	Title Fee Simple	Days On Market 255
Zoning Commercial	Subdivision NONE	Building Type Commercial Mix
Year Built 1981	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 81B10587	Building Area (Sq. Ft.) 14421.00
Building Area (Sq. M.) 1339.74	Lot Size (Sq. Ft.) 84070	Lot Size (Acres) 1.93
Heating Forced Air	Access to Property Direct Access,On Major Traffic Route	Inclusions N/A
Restrictions None Known	Reports None	

Extensive Commercial Space on Nearly 2 Acres — Neilburg, SK This well-equipped commercial property offers over 14,000 sq ft of functional workspace across five interconnected buildings, all set on a clean, packed gravel yard totaling 1.95 acres. Ideal for service-based operations, trades, or contractors needing both shop and yard space. The 80' x 72' steel frame shop is a standout feature offering: 6 overhead doors (front, side, and rear access for drive-through), a dedicated parts room with 2 of its own overhead doors and mezzanine storage and oil change pit for service work. Furnace room, bathroom, and coffee room adjoining the wash bay side, repair shop and parts area. On the west side, you'll find a 50' x 100' drive-through bay area with 4 overhead doors, one side is a designated wash bay. The east side includes finished office space to support operations with its own bathrooms, kitchen/coffee room, and storage area. Additional 20' x 30' storage building at the rear adds even more utility. Yard is easily accessible for larger equipment or fleet vehicles. With limited comparable properties in the region, this site presents a rare opportunity for owner-operators, contractors, or service-based businesses to establish or expand operations in a small but active community.

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