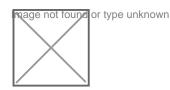


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Commercial Real Estate > Commercial Property for Sale



**Location**Neilburg, Saskatchewan

Listing ID: 32719

MLS ID: A2267130 \$1,450,000



**△** DAVID KADUN

■ LPT Realty

**1-877-366-2213** 

ß

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

**Transaction Type** 

For Sale

**Days On Market** 

1

Zoning COM

Subdivision

NONE

Year Built

1985

Structure Type

Industrial

Property Type

Commercial

**Property Sub Type** 

Building Area (Sq. Ft.) 16904.00

Building Area (Sq. M.)

1570.42

Inclusions
5 Ton Crane

Warehouse

Restrictions
None Known

Reports

None

Just 22 km south of Lashburn along Township Road 462, this impressive 16,900+ sq ft industrial shop sits on over 9 acres of fully developed land — the ultimate setup for your growing business or large-scale operation. Paved access, a 5-ton crane, 18-foot doors, and reinforced concrete floors make this property ideal for manufacturing, trucking, or anyone needing serious workspace. Inside, you'll find bright, functional offices, a dedicated parts room, and convenient change rooms — designed to keep your operation running smoothly from the ground up. A separate 60x44 ft building adds even more flexibility — perfect for storage, expansion, or equipment housing. The entire yard is leveled and ready for heavy vehicle traffic, offering plenty of room for parking and maneuvering. Want to take it further? Three neighboring homes on separate titles are also available — a great option for staff housing, rental income, or future expansion. Opportunities like this don't come around often. Whether you're scaling your business or looking for a space that can handle big ideas, this property delivers.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.