

\$1,550,000 - Nw 35-48-28 W3, Rural

MLS® #A2202519

\$1,550,000

0 Bedroom, 0.00 Bathroom,
Commercial on 9.72 Acres

NONE, Rural, Saskatchewan

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.

Built in 2012

Essential Information

| | |
|------------|-------------|
| MLS® # | A2202519 |
| Price | \$1,550,000 |
| Bathrooms | 0.00 |
| Acres | 9.72 |
| Year Built | 2012 |
| Type | Commercial |
| Sub-Type | Warehouse |



| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|----------------|
| Address | Nw 35-48-28 W3 |
| Subdivision | NONE |
| City | Rural |
| County | Saskatchewan |
| Province | Saskatchewan |
| Postal Code | S0M 1R0 |

Interior

| | |
|---------|---|
| Heating | Forced Air, Natural Gas, High Efficiency, Hot Water |
| Cooling | Central Air |

Exterior

| | |
|--------------|-----------------|
| Roof | Metal |
| Construction | Metal Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 165 |
| Zoning | Comm |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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