

# \$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 | High Efficiency, Forced Air, Natural Gas, Hot Water |
| Cooling | Central Air                                         |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 148              |
| Zoning         | Comm             |

### Listing Details

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

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