



## NW 35-48-28 W3 , Rural, Saskatchewan - \$1,550,000



Main Photo

### Property Description

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.

REALTOR Referral



REALTOR®

**Mobile:** N/A

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