

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

### Exterior

Roof	Metal
Construction	Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 14th, 2025
Days on Market	38
Zoning	Comm

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.