

# \$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
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## 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	159
Zoning	Comm

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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