



**GRASSROOTS**

REALTY GROUP

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**5508 GUARDIAN Street  
Macklin, Saskatchewan**

**MLS # A2294153**



**\$1,250,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	15,000 sq.ft.
<b>Zoning:</b>	IND

<b>Heating:</b>	Overhead Heater(s), Floor Furnace, Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	Wood Frame
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	5.44 Acres
<b>Lot Feat:</b>	-

Located behind Rona, this 15,000 square foot industrial property in Macklin, SK sits on +/- 5.43 acres and is in great condition! Originally built as a commercial warehouse and distribution centre, this property can easily be retrofitted with additional overhead doors to accommodate your more traditional shop needs. Currently there is a contained shipping/receiving area that has 14'x14' overhead doors - 1 to the exterior of the building and 1 leading to the main warehouse. The warehouse features 20' ceilings, overhead forced air heating, and the walls and ceiling are lined with PVC paneling. The building also features: 1200 Amp/600 volt 3 phase power, multiple offices, boardroom with kitchen area, 3 sets of washrooms including a 2-piece near the main entrance and 2 sets of employee washrooms each with multiple stalls and sinks and a shower in each. Additional modifications could be made to free up more space in the warehouse. As it sits, the building is completely fenced and includes a staff parking area. There is future road access surrounding the entire lot making for easy access depending on your yard set up. Zoned General Industrial, there are several permitted and discretionary uses that fall under this zoning classification.