

**15,000 SF
INDUSTRIAL PROPERTY**



FOR SALE

**5508 GUARDIAN STREET,
MACKLIN, SK**

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Royal LePage® Musgrave Agencies

1202 50th Avenue, Lloydminster, AB

Independently Owned & Operated

\$1,250,000.00

Property Features

- 15,000 SF industrial property
- Located behind Rona, in Macklin, SK
- Sits on +/- 5.43 Acres
- Great condition
- Originally built as a commercial warehouse and distribution centre, this property can easily be retrofitted with additional overhead doors to accommodate
- Currently there is a contained shipping/receiving area that has 14' x 14' overhead doors - 1 to the exterior of the building and 1 leading to the main warehouse
- 20' ceilings, overhead forced air heating, walls and ceiling lined with PVC paneling.
- Features 1200 amp/600 volt 3-phase power, multiple offices, boardroom with kitchen area, 3 sets of washrooms including a PC bath near the main entrance and 2 sets of employee washrooms each with multiple stalls and sinks and a shower in each.
- Building is completely fenced and includes a staff parking area.
- Zoned General Industrial - there are several permitted and discretionay uses that fall under this zoning classification. and includes a staff parking area.

Property Overview

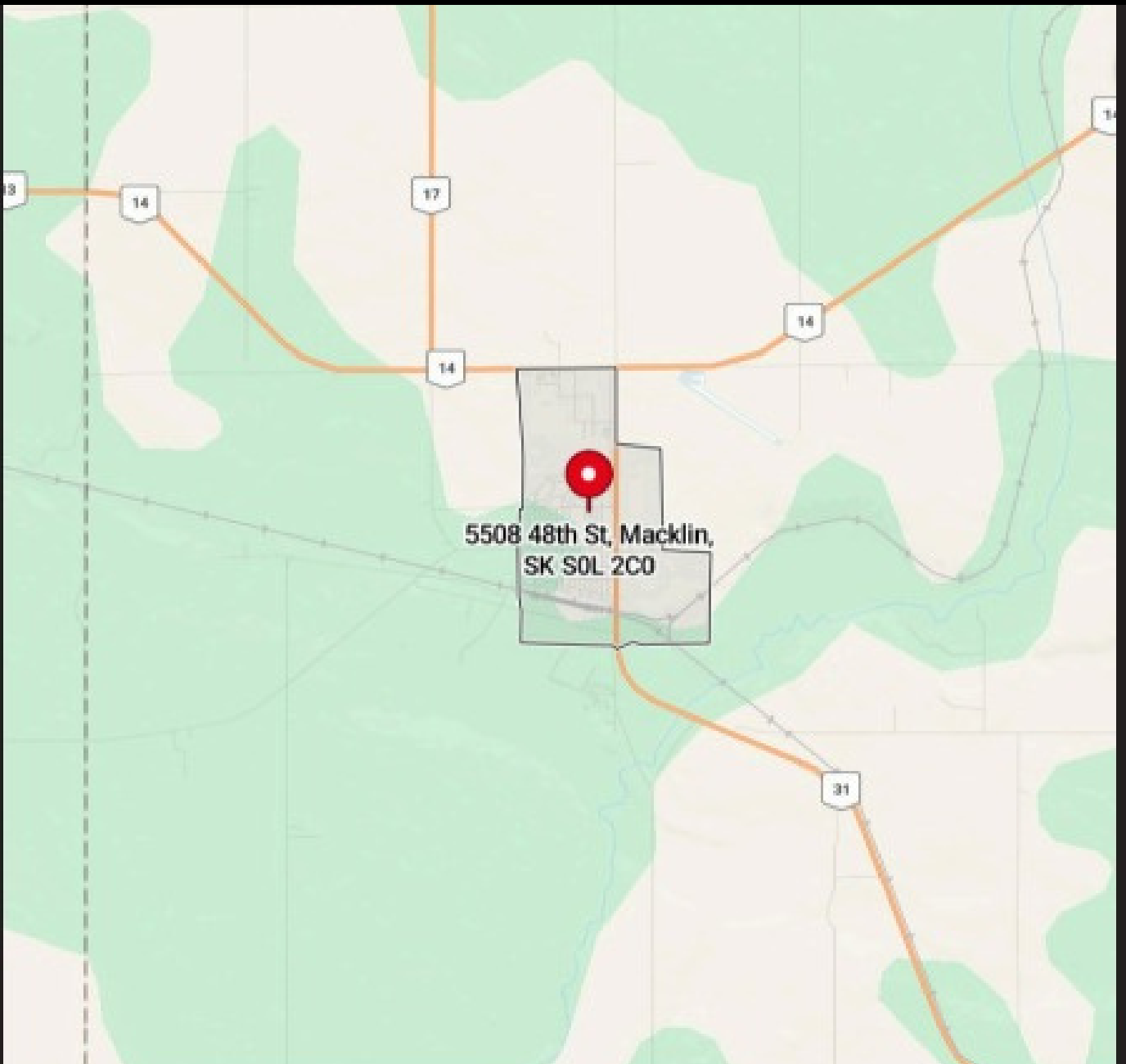
- Legal Description: Lot 1, Block 76, Plan 102242001
- Year Built: 2017
- Zoning: General Industrial
- Lease Space SF: 15,000 SF
- Land Size: 5.44 Acres
- Property Taxes 2024: \$14,669
- Power: 1200 Amp/600 Volt, 3-Phase
- Heating: Forced Air Furnace, Natural Gas, Overhead Heater(s)
- MLS #: #A2294153



PROPERTY PHOTOS



LOCATION MAP



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