



## Industrial investment property for sale in Estevan SK.

This exceptional industrial property offers a prime investment opportunity, featuring a spacious partially fenced compound, office, and warehouse with a small mezzanine. The building has undergone extensive upgrades, including a new boiler, an in-floor heating system, and a modernized office area with energy-efficient LED lighting.

Situated on a 5.4-acre lot, the property provides ample space for future expansion or development, making it ideal for a variety of uses. The building is currently leased to a single tenant, offering immediate income potential.

This property presents a rare opportunity to acquire an income-generating asset with long-term development potential.



Building size:  
12,871 sf



Lot size:  
5.4 acres



Sale price:  
\$1,450,000



Possession:  
Upon completion of documents



Year built:  
1996



Construction:  
Steel frame



Tax class:  
C

For further  
information

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# Industrial Property For Sale

318 Superior Avenue, Estevan, SK



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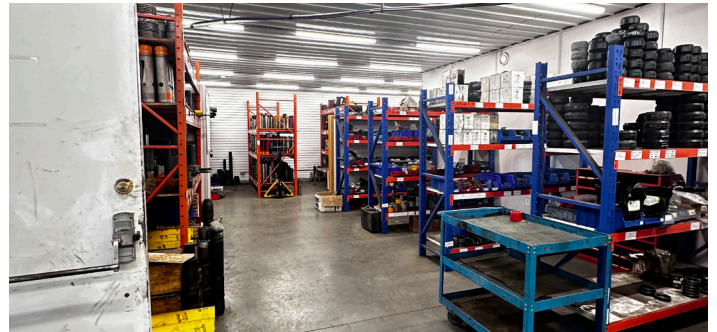
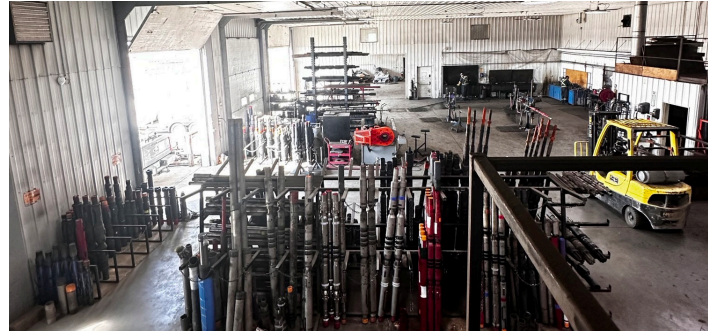
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