

#36 HWY 39 E

#36 Highway 39 East
 Estevan, Saskatchewan
www.cbre.ca

Property Overview

Constructed between 1993 and 1997, this property showcases a single 16,000 Square Foot building divided into three separate bays on a 2.12 Acre land plot.

Bay 1 is operating as an office space occupied by the current property owner who is willing to remain a tenant after the transfer of ownership.

Bay 2 is a 3,200 Square foot shop also occupied by a stable tenant.

Bay 3's 4,000 Square Foot shop space is left as the only vacancy on this property and features a crane.

Tenant to pay occupancy costs and utilities.

Details

- + **Land Size:** 2.12 Acres
- + **Asset Class:** Industrial
- + **Year Built:** 1993 / 1997
- + **Building Size:** 16,000 SF (170' x 80')
- + **Bays:** 3

Sale Details

- + **Asking:** \$1,690,000
- + **Annual Tax:** \$24,025.11
- + **Gross Income:** Contact Agent

Triple Net Lease Details

- + **Bay 1:** \$2,500/m
- + **Bay 2:** \$4,500/m
- + **Bay 3:** \$2,000/m



Entire Building



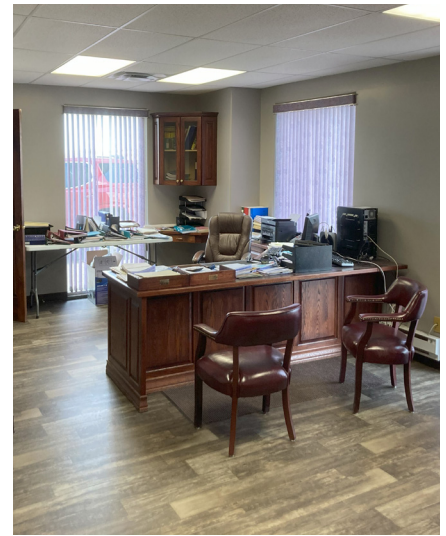
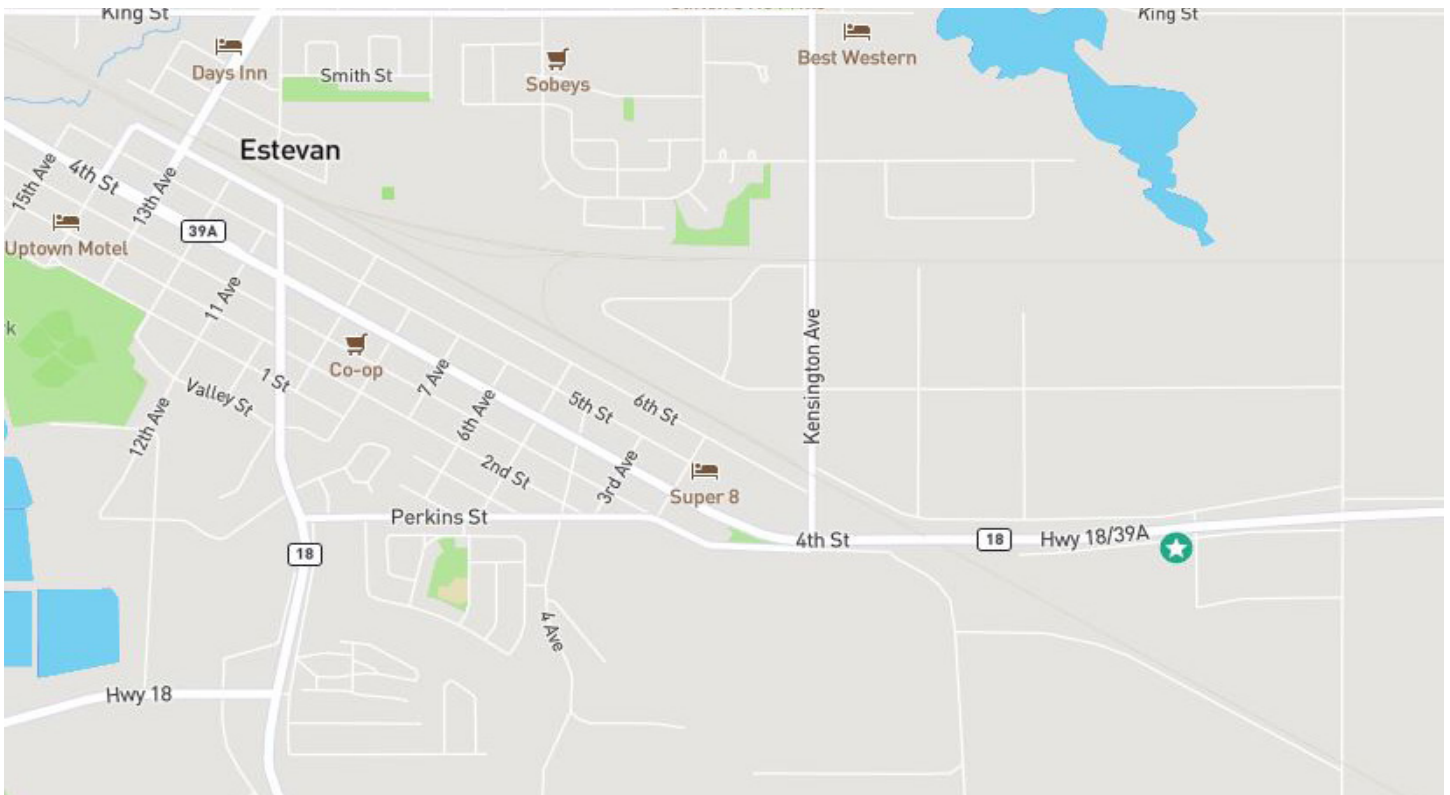
Bay #1 Leased



Bay #2 Leased



Bay #3 Leased



Contact Us

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