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203 & 223 60th Street East, Saskatoon, SK Excl.

Prime industrial investment property for sale

This Marquis Industrial property offers a desirable combination of long-term, stable cash flow with the added potential for future occupancy or redevelopment.

Perfectly designed for versatile industrial and commercial use, this fully leased industrial building features a spacious warehouse, reception area, three (3) private offices, a large parts room, mezzanine, and washrooms. The adjacent vacant and fully serviced corner lot provides excellent access and is ideal for future redevelopment, unlocking endless growth possibilities. This property presents an opportunity for immediate income generation, allowing the new owner to hold steady cash flow during the lease term while planning for the site's future.

Asking:

\$3.2 m



Investment
opportunity



Fully
leased

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Property Profile

Marquis Industrial Land & Building

The Marquis Industrial area is a dynamic hub that blends commercial and industrial activity. With close proximity to major transportation routes, the location ensures seamless logistics and distribution capabilities.

Financial information available with an executed confidentiality agreement.

Building Area	9,000 SF
Site Area	3.88 AC
Zoning	IL1 (Light Industrial)
Parcels	131608560, 163497000
Possession	Immediate
Property Tax	\$50,864.76 (2025)
Asking Price	\$3,200,000.00



Office/
warehouse



Corner
lot



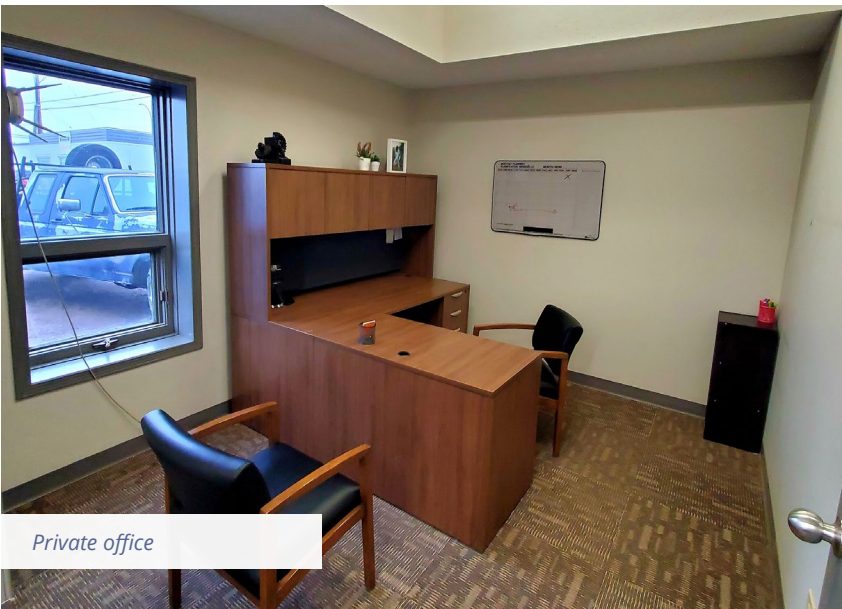
Future
development



Production &
manufacturing



Production & manufacturing



Private office



Loading area

Features

Warehouse

- 9,000 SF building (60' x 150')
- Three (3) 16' x 18' wide metal, insulated, grade level overhead doors with electric operators
- One (1) 10' x 10' grade level overhead door accessing the parts area
- 400 amp, 3-phase power
- Overhead exhaust system, forced-air unit heaters
- 20' side wall height
- Two (2) interceptor pits
- Two (2) washrooms
- Mezzanine above office
- Internal fresh water holding tank in warehouse
- Grey water holding tank outside building

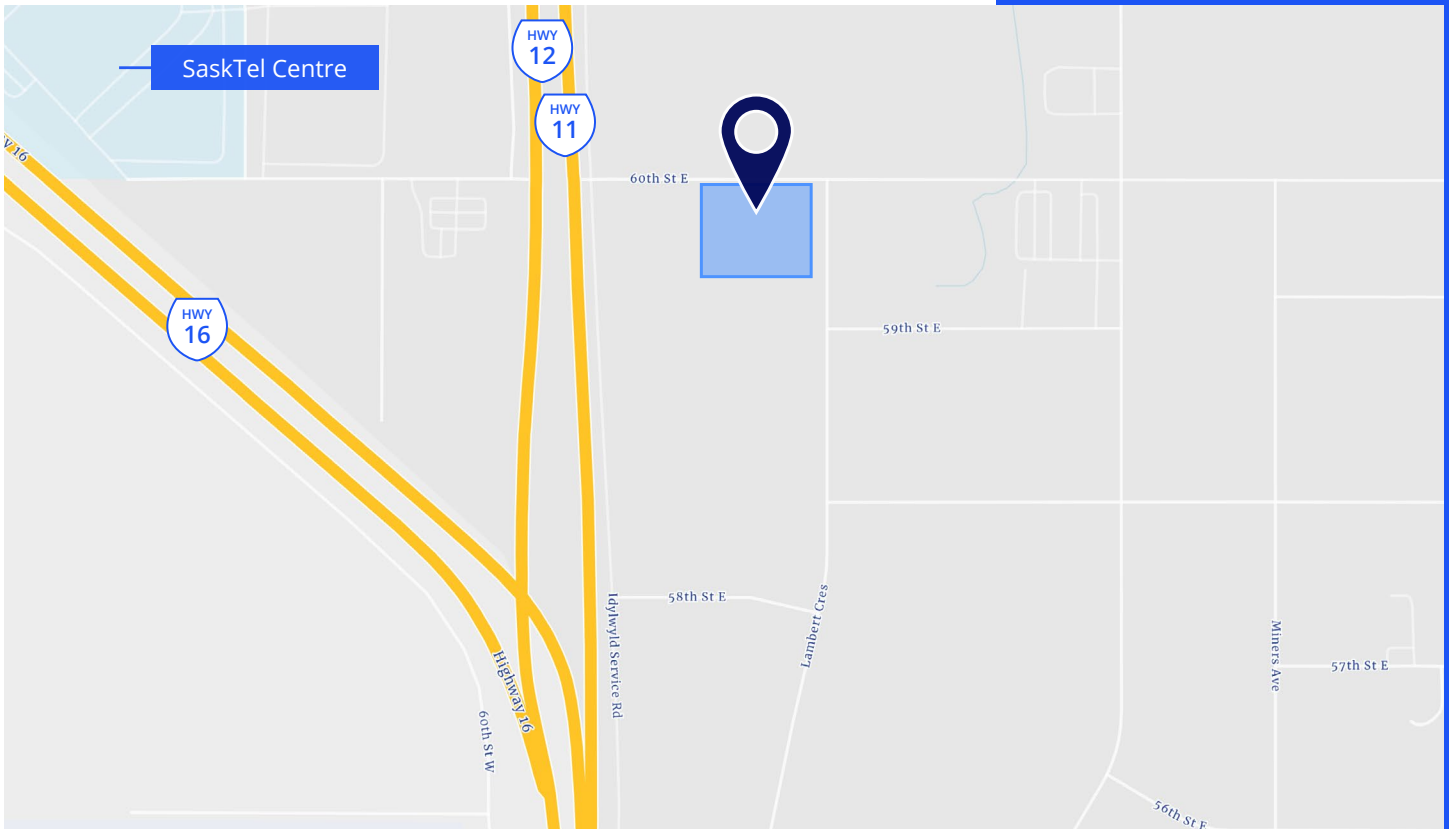
Office

- Reception area
- Three (3) private offices
- Large parts room
- Mezzanine
- Washroom

Land

- 203 60th Street East is 1.55 AC and includes the warehouse and office
- 223 60th Street East is 2.33 AC

Easy access to Highways 11, 12 & 16



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