



Wally Lorenz
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Listing

[100 Canola Avenue](#)

SK980540 **Active**

LP: \$6,500,000
DOM: 146



Type:	Industrial	Location:	North Battleford
Neigbrhood:	Parsons Industrial Park	Postal Code:	S9A 3Z7
Trans Type:	For Sale	Possession:	TBD
Ownership:	Freehold		
Year Built:	1987		
TotBldgArea(SF):	103,318		
Legal:	Lot 1 Block 316 Plan 87B02143	BareLand:	
Zoning:	M2		
Lease Type:		Tax Amt/Yr:	\$75,000/2023

List Brokerage: RE/MAX Of The Battlefords

Public Remarks: INDUSTRIAL BUILDING AND PROPERTY. The Main Industrial building is 91,300 sq. ft. single-story building with an additional 6,000 sq. ft. mezzanine with offices. The foundation and flooring are reinforced concrete slab. Pre-engineered steel structure with insulated metal cladding and metal roof. Radiant heat & full sprinkler system. With overhead doors ranging from 14 x 14 to 18 x 18 in size. Included are 1-20-ton crane, 2-10-ton cranes, 4-5-ton cranes. Second building is 3,920 sq. ft. with 2 overhead doors. Reinforced concrete floor. Pre-engineered steel structure with insulated metal cladding & metal roof. Radiant heating. Third building is 3,750 sq. ft. single-story wood frame building with metal siding. Overhead door. Irregular shaped lot of approx. 12 acres with 1,026.5 ft. of frontage (with fenced compound & security) along Canola Ave. Parsons Industrial Park North Battleford, SK. This property has a tenant with a full triple net lease to 2030. Also available is listing A2070374.

Property Information

Additions:		Envn Audit:	Yes	Remain Months:	
Retail SqFt:		Office SqFt:	6,300	Warehouse SF:	97,018
Land Area:	12.00 Acres	Lot Size:		Irrigated:	
Land Front:	950	Sprinklers:		Info Package:	
Total Building Area:	103,318	Type Sale:		Gross Sales:	
Power:	Three Phase	Volts:	600	Amps:	480
Ceiling Height		At Eaves:	26.00	At Center:	30.00
Dock Doors	4	Grade Doors:	6	Rail Doors:	
Construction:	Steel Frame	Covered Pk:		Equipment:	
Parking:	Yes	Total Parking:	50	Open Parking:	
Electrified Pk:				Business Type:	
Heat/Cool:	Overhead Unit Heater				
Assets Incl:	Fixtures				
Amenities:	Alarm System Owned, End Space, Fenced Compound, Onsite Parking				

Photos

MLS #: SK980540

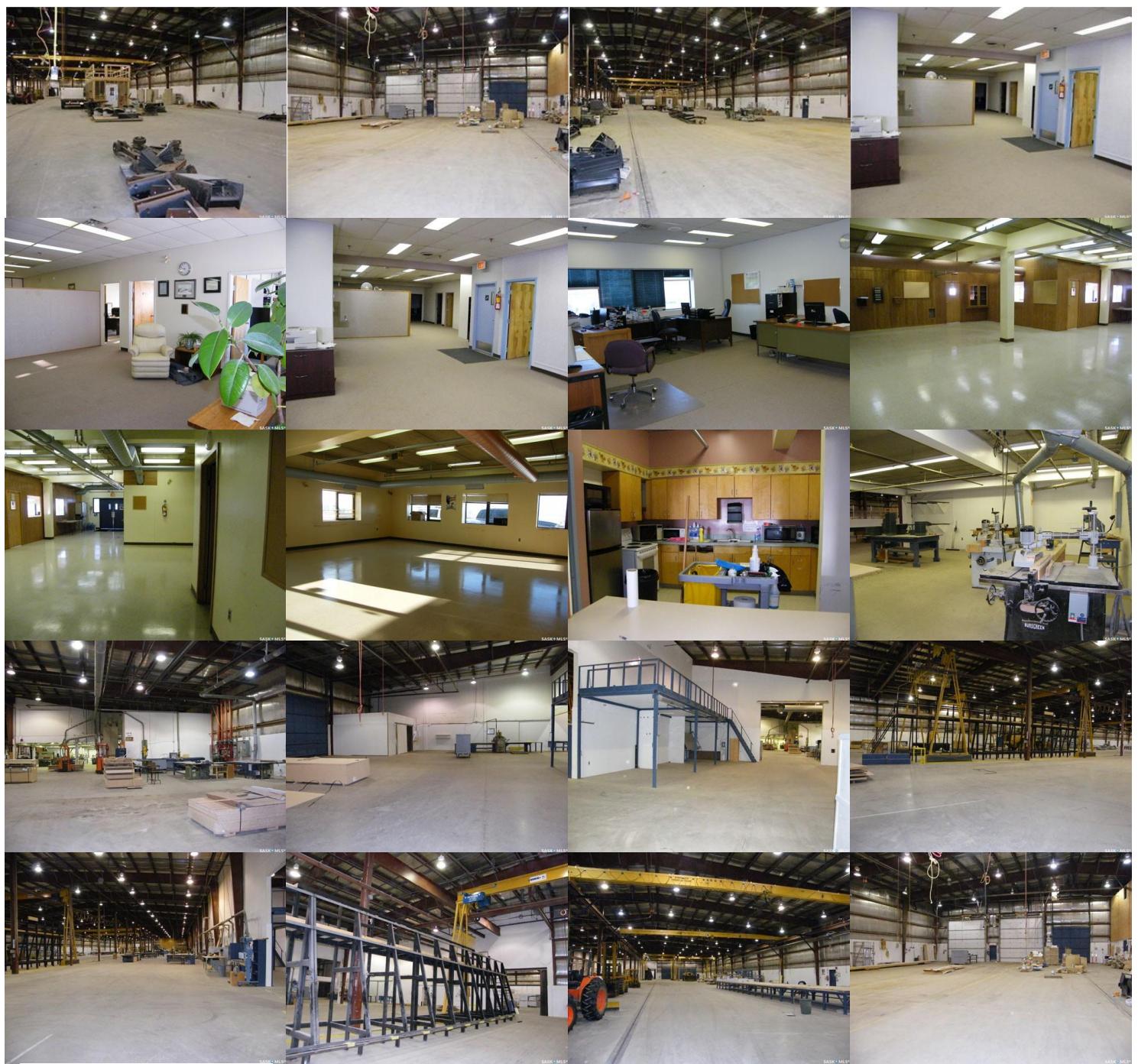
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This information is believed to be reliable but should not be relied upon without verification.



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Search Criteria

MLS® # is SK980540
Property Type is 'Commercial'
Selected 1 of 1 result.