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RE/MAX Of The Battlefords  
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**100 Canola Avenue**

**SK980540 Active**

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

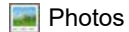


**Type:** Industrial  
**Neighborhood:** Parsons Industrial Park  
**Trans Type:** For Sale  
**Ownership:** Freehold  
**Year Built:** 1987  
**TotBldgArea(SF):** 103,318  
**Legal:** Lot 1 Block 316 Plan 87B02143  
**Zoning:** M2  
**Location:** North Battleford  
**Postal Code:** S9A 3Z7  
**Possession:** TBD  
**BareLand:**  
**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

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



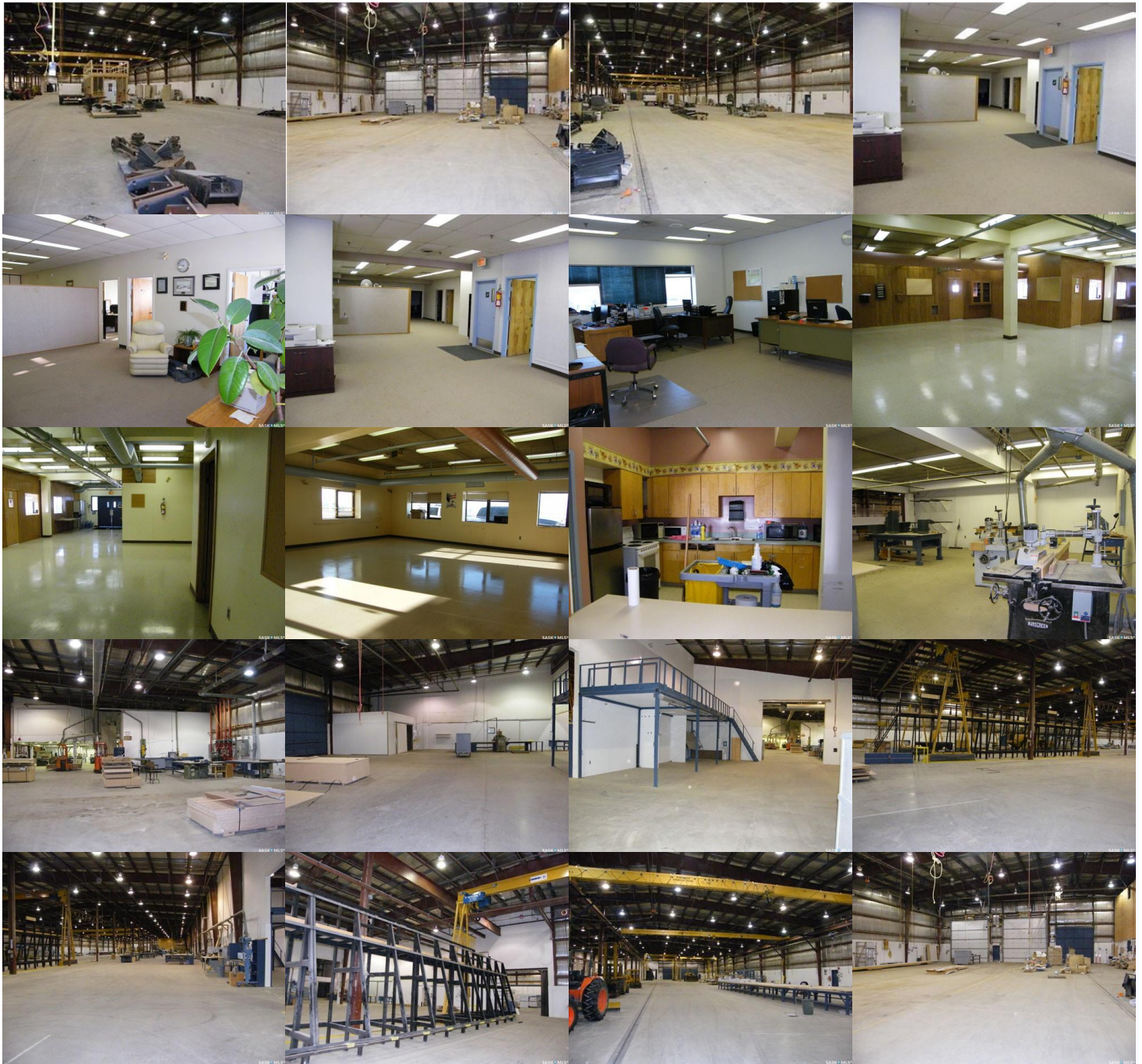
**MLS #: SK980540**

**100 Canola Avenue**

**List Price: \$6,500,000**







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



**Search Criteria**

MLS® # is SK980540

Property Type is 'Commercial'

Selected 1 of 1 result.