



Great Investment Property in Estevan, Saskatchewan

- This property includes three 1.03 Acre lots with a main shop, secondary shop and cold storage building.
- Currently fully occupied by a single long term tenant.
- The main shop is 8,000 sf; the second shop is 2,400 sf and the cold storage building is 4,000 sf.
- The main shop/yard is operating as a machine shop/mechanic shop and warehouse.
- The secondary building is currently being used as a weld/rebuild shop.



Sale Price:
\$1,800,000



Total Land Size:
11.09 Acres



Taxes:
\$23,642.57 (2024)



Surface Parcels:
135954074, 135954063,
107376790

For further information

Linely Schaefer

Managing Director, Broker
306 559 9009

linely.schaefer@avisonyoung.com

Hali Lawrence

Commercial Sales & Leasing
306 559 9006

hali.lawrence@avisonyoung.com

avisonyoung.com



Main Shop Features

- New 2 ton overhead crane (2019)
- New Forced air furnace and air conditioner (2018)
- New shop heater (2018)
- Upgraded boiler (2018)
- New Lighting (2018)
- Various new shop window (2018)
- Two new shop doors (2019)



Linely Schaefer

Managing Director, Broker

306 559 9009

linely.schaefer@avisonyoung.com

Hali Lawrence

Commercial Sales & Leasing

306 559 9006

hali.lawrence@avisonyoung.com

**AVISON
YOUNG**