

# FOR SALE

15,000 SF INDUSTRIAL  
PROPERTY



**5508 GUARDIAN Street,  
Macklin, SK**

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# PROPERTY OVERVIEW

**\$1,400,000**

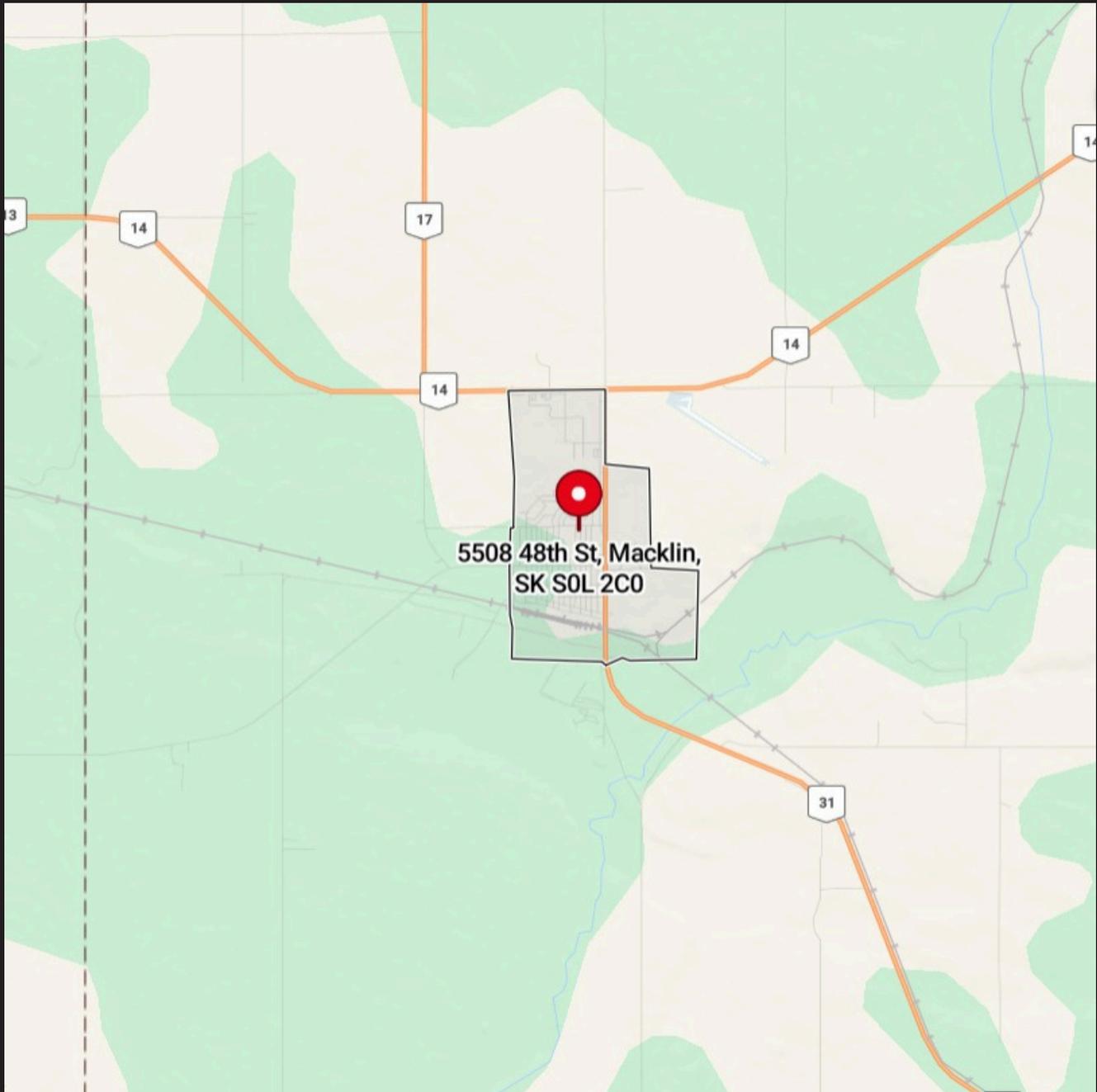
## Property Features

- 15,000 SF industrial property
- Located behind Rona, in Macklin, SK
- Sits on +/- 5.43 Acres
- Great condition
- Originally built as a commercial warehouse and distribution centre, this property can easily be retrofitted with additional overhead doors to accommodate
- Currently there is a contained shipping/receiving area that has 14' x 14' overhead doors - 1 to the exterior of the building and 1 leading to the main warehouse.
- 20' ceilings, overhead forced air heating, walls and ceiling lined with PVC paneling.
- Features 1200 amp/600 volt 3-phase power, multiple offices, boardroom with kitchen area, 3 sets of washrooms including a PC bath near the main entrance and 2 sets of employee washrooms each with multiple stalls and sinks and a shower in each.
- Building is completely fenced and includes a staff parking area.
- Zoned General Industrial - there are several permitted and discretionary uses that fall under this zoning classification. and includes a staff parking area.

# PROPERTY OVERVIEW

Legal Description:	Lot 1, Block 76, Plan 102242001
Year Built:	2017
Zoning:	General Industrial
Lease Space SF:	15,000 SF
Land Size:	5.44 Acres
Property Taxes 2024:	\$14,669
Power:	1200 Amp/600 Volt, 3-Phase
Heating:	Forced Air Furnace, Natural Gas, Overhead Heater(s)
Cooling:	N/A
MLS #:	A2204823

# LOCATION MAP



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