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PRICE REDUCTION

For Sale

reduced from \$2,395,000 to
\$2,295,000



Currently occupied
by 5 tenants



Five 14' x 14'
overhead doors



Fenced, secured
yard



Move in ready
office

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1016 Wellings Road, RM of Sherwood, SK

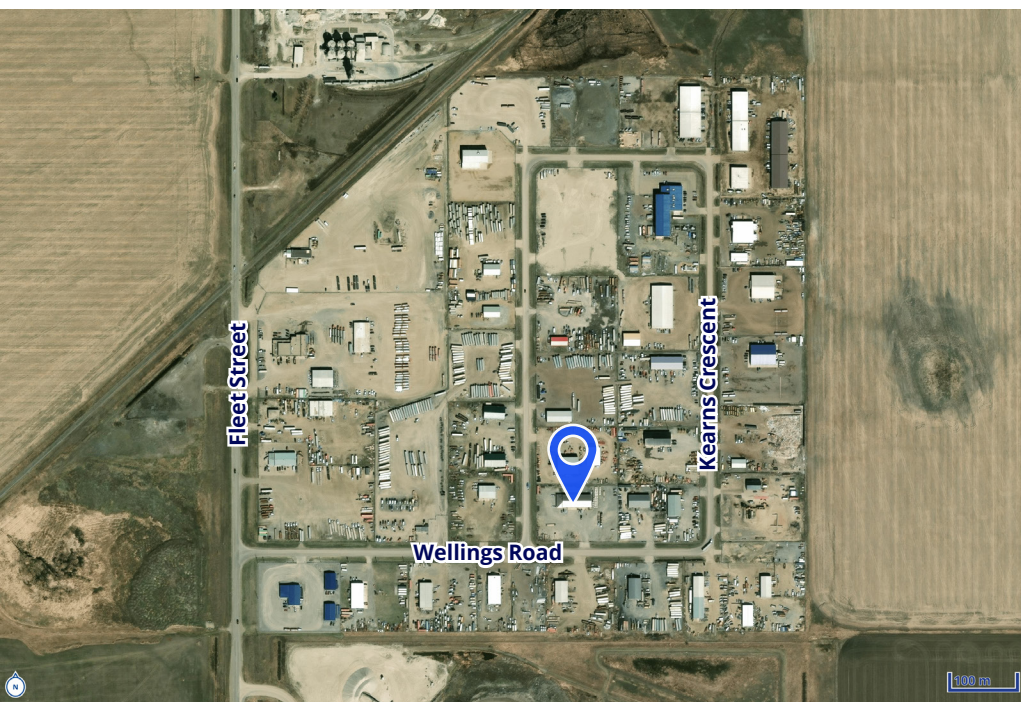
Modern Industrial Building **for sale**

Located in Wellings Industrial, this property is minutes away from the city and has quick access to Highways 6 & 46.

Designed for flexibility, this property features four units, including a 6,240 SF main bay with two overhead doors plus three 1,200 SF bays. It is ideal for owner to dictate how much of the building they want to occupy and what portion they want to lease. All units are tin lined including the ceiling, they come complete with radiant heat and separate utilities.

Contact Listing Agent to discuss the various options on how this property could work as an Investment or an Owner occupant.

Photos



9,840
square feet available

Details

Building Area 9,840 SF

Site Area 2.47 AC

Zoning I2 (Medium to Heavy Industrial)

Possession Flexible

Asking Price \$2,295,000.00



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