

15,000 SF
MARIJUANA PRODUCTION/DISTRIBUTION CENTRE



**5508 GUARDIAN STREET,
MACKLIN, SK**

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Royal LePage® Musgrave Agencies

1202 50th Avenue, Lloydminster, AB

Independently Owned & Operated

FOR SALE

\$1,250,000.00

Property Features

- There are several permitted and discretionary uses that fall under this zoning classification.
- For example businesses that need production space, warehouse capacity, and shipping/receiving functions like a marijuana production (which is what this space was designed for).
- Also strong fit for trades, fabrication and supply companies such as welding and fabrication companies along with electrical, plumbing, welding, heating, and similar supply companies could make effective use of the warehouse space.
- Additional targets: shipping, receiving and regional distributors of brands such as Amazon, Pepsi, Coca-Cola, Old Dutch, or bread companies.
- Macklin is located west-central Saskatchewan right near the Alberta boundary with access of Highway 14 and Highway 31. Rooted in local farming and rich oil and natural gas reserves.

PROPERTY OVERVIEW

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)
- MLS #: #A2294153

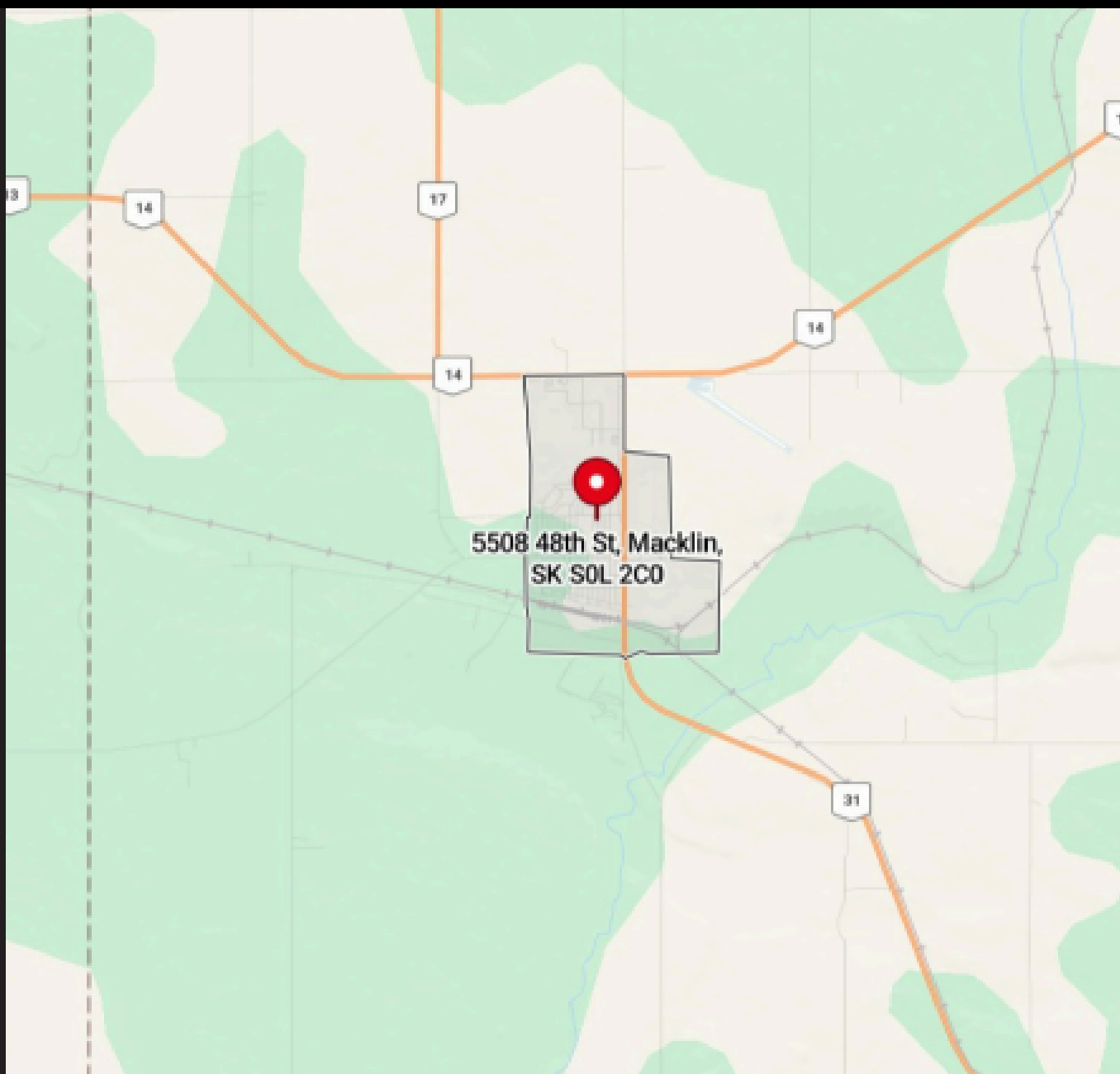


PROPERTY OVERVIEW

PROPERTY PHOTOS



LOCATION MAP



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