



**GRASSROOTS**  
REALTY GROUP

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**NE 36-49-23-3**  
**Rural, Saskatchewan**

**MLS # A2234123**



**\$4,065,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	0 sq.ft.
<b>Zoning:</b>	C

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	12.95 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	n/a		

Highway exposure parcel of 12.95 a c r e s east of the train overpass. Overburden has been removed and ready for development. Bonus to this property is a telecommunication tower that brings in an excellent revenue stream.