

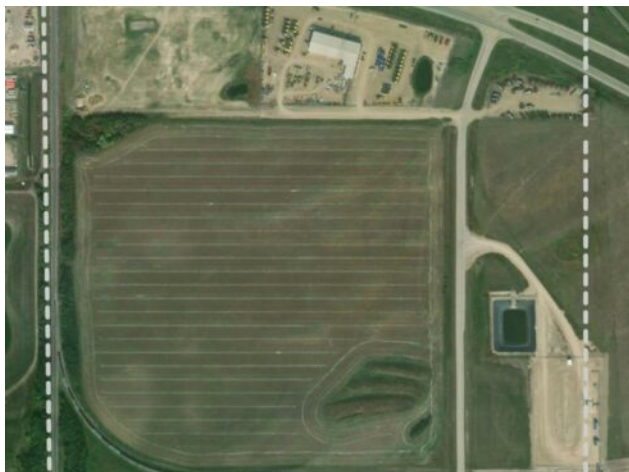


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2234123**



**\$4,065,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 12.95 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 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.