



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

SE-17-46- 25-W3
Neilburg, Saskatchewan

MLS # A2212480



\$1,650,000

Division: NONE

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 16,904 sq.ft.

Zoning: COM

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: 5 Ton Crane

The Ultimate Powerhouse Property Awaits! Just 22km south of Lashburn along Township Road 462, this industrial marvel is your ticket to unmatched opportunity. Boasting a massive 16,904 sq ft shop on over 9 meticulously maintained acres, this property offers everything you need to drive your business—or passion project—forward. With paved access, an impressive 5-ton crane, towering 18-foot doors, and robust concrete floors, this space is primed for manufacturing, a trucking hub, or even the ultimate “big man cave.” Inside, you’ll find well-equipped offices, a parts room, change rooms, and every feature you need to streamline operations. But that’s not all—there’s a separate 60x44 sq ft building, ideal for storage or expansion. The fully prepped yard site is designed to accommodate large vehicle parking with ease, making it a perfect fit for heavy-duty needs. Looking for even more? Three neighboring homes, each on separate titles, are negotiable additions to this property—ideal for employee housing or investment. This is a one-of-a-kind opportunity to own a versatile space with endless potential. Don’t miss your chance to make this powerhouse property your own!