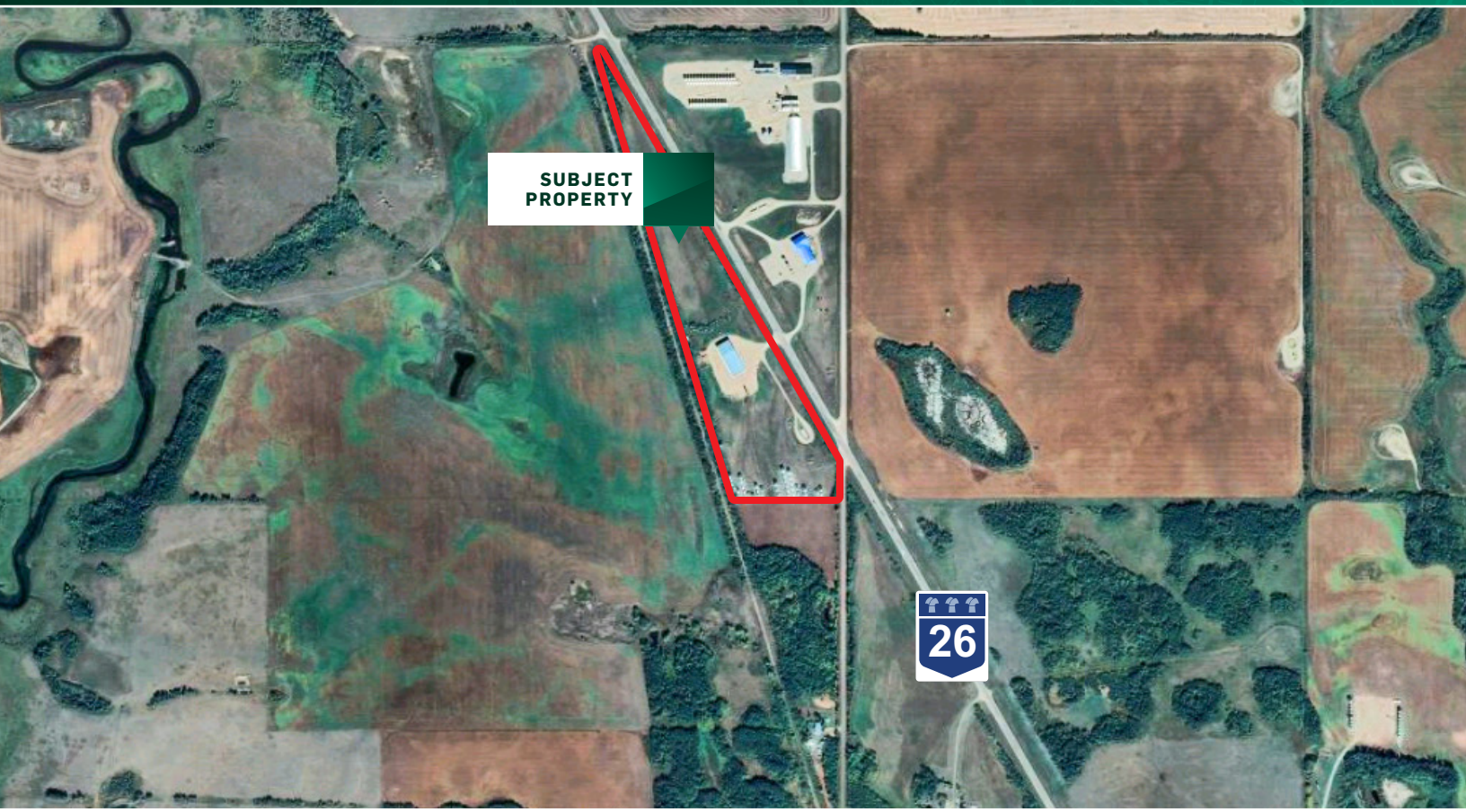
FOR SALE/LEASE



HWY #26, MERVIN NO 499, SK

OVERVIEW

Located along Highway 26, near Mervin, Saskatchewan, this property boasts six drive-thru bays, 600 Amp, 3-phase power, and LED lighting throughout. Built in 2014, the 16,000 square foot building sits on 22 acres.

PROPERTY PROFILE

BUILDING SIZE
16,000 SF (200 FT x 80 FT)

LAND SIZE
22 acres

TAXES
$15,271.60 (2024)

ZONING
C1 Commercial

SALE PRICE
$1,850,000

NET LEASE RATE
$9.80 PSF

HWY #26, MERVIN NO 499, SK

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BUILDING DETAILS

- **Truck Storage**
  - 10,500 SF (132' x 80') drive-thru shop with 6 drive-thru bays
  - 16' x 16' OH doors
  - 15' concrete aprons
- **Welding Shop**
  - 5,440 SF (68' x 80') welding/fabrication area
  - Small reception/office area
  - 40' x 22' bi-fold door
  - 18' x 16' OH door
  - 10' x 10' OH door
  - 5-ton overhead crane

PROPERTY DETAILS

- Built in 2014
- Pre-engineered steel construction
- 24' to 30' sidewall height
- 6" concrete floor
- 600 Amp, 3-phase power
- All OH doors have electric openers
- LED lighting
- Kitchenette
- 4 bathrooms
- Well water, 1,000 gal septic tank, 400 gal sump tank
- 22 acres
- One foot compacted gravel in truck yard

HWY #26, MERVIN NO 499, SK

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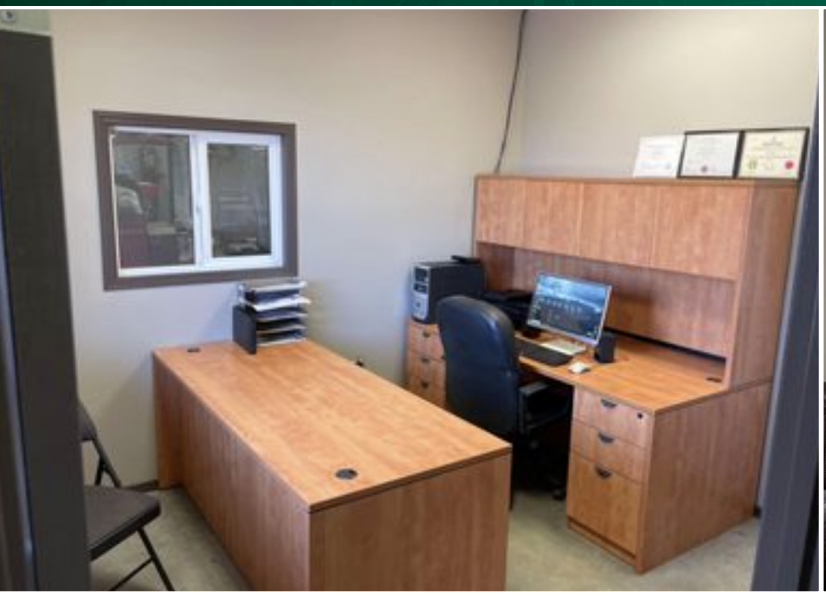

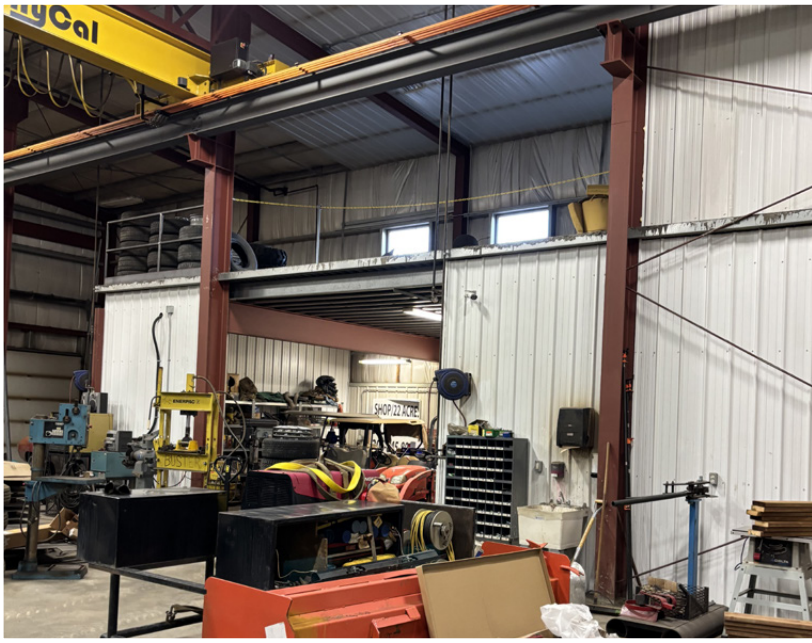

HWY #26, MERVIN NO 499, SK

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SALES & LEASING DOWNTOWN
275 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6116
F: 306.664.1940

PROPERTY MANAGEMENT DOWNTOWN
100 – 261 1ST AVENUE N
SASKATOON, SK S7K 1X2
P: 306.664.6118
F: 306.664.1940

SALES & LEASING NORTH
840 48TH STREET E
SASKATOON, SK S7K 3Y4
P: 306.933.2929
F: 306.931.0882

SALES & LEASING PROPERTY MANAGEMENT
200 – 1055 PARK ST
REGINA, SK S4N 5H4
P: 306.721.6116
F: 306.721.1940