



FOR SALE 117 WAKOOMA STREET SASKATOON, SASKATCHEWAN



GRASSWOOD AUCTIONS IS PROUD TO PROVIDE THIS PURCHASE OPPORTUNITY

This property is currently used by Gro Tec, a seed production, distribution, sales and marketing company. It is located in the Agricultural Industrial area of Saskatoon. Area amenities include truck-stop facilities, Costco, hotels, and The Credit Union Centre. It is conveniently located close to Highway 16, 12 and 11.

The building is constructed for a variety of manufacturing, warehousing and distribution type businesses. A few key features of the property include above average ceiling height and electrical capacity, dock and grade level overhead doors, and a large fenced in compound area. There is also an adequate sized office area.

GRASSWOOD AUCTIONS

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PROPERTY DETAILS

CIVIC ADDRESS
117 Wakooma Street

LEGAL DESCRIPTION
Lot 5; Block 234; Plan 84S25814

2014 TAXES
\$32,695

SALE PRICE
\$2,350,000
Includes real estate & equipment

LAND & BUILDING DETAILS

LOT SIZE
1.24 Acres (199'w x 270'd)

ZONING
IL1 (General Light Industrial District)

LOT IMPROVEMENTS
Fenced, compacted & gravelled
Paved parking & Landscaping

TOTAL BUILDING SIZE
16,000 SF ±
(15,000 SF Warehouse + 1,000 SF Office)

The warehouse area was constructed in two stages. The first stage is approximately 10,000 SF (100' x 100') with a clear ceiling height of 18'6". This portion of the warehouse has both dock and grade level overhead doors. The second stage is approximately 5,000 SF (50' x 100') with a clear ceiling height in excess of 30'.

A detailed list of equipment is available upon request. Contact Grasswood Auctions for more information.



 SUBJECT PROPERTY

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