



# FOR SALE / IMMEDIATE LEASE 117 WAKOOMA STREET SASKATOON, SASKATCHEWAN

\*Realtor Commissions Paid



GRASSWOOD AUCTIONS IS PROUD TO PROVIDE THIS PURCHASE OR LEASE OPPORTUNITY

This property was recently 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

CONTACT KELLY AT: (306) 380-5255 OR [KMINISOFE@SASKTEL.NET](mailto:kminisofe@sasktel.net)

[INFO@GRASSWOODAUCTIONS.COM](mailto:info@grasswoodauctions.com)

[WWW.GRASSWOODAUCTIONS.COM](http://www.grasswoodauctions.com)



## PROPERTY DETAILS

CIVIC ADDRESS  
117 Wakooma Street

LEGAL DESCRIPTION  
Lot 5; Block 234; Plan 84S25814

2014 TAXES  
\$32,695

PRICED FOR QUICK SALE  
\$1,795,000

LEASE RATE  
\$9.00 PSF PLUS OCCUPANCY COSTS

## 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'.



 SUBJECT PROPERTY

The contents and information contained in this brochure are intended for general marketing purposes only and should not be relied upon by any person being complete or accurate. No employee, agent of other representative of Grasswood Auctions to any person. Grasswood Auctions, its employees, agents and other representatives will not accept any liability suffered or incurred by any person arising out of or in connection with any reliance on the content of or information contained in this brochure. This limitation applies to all loss or damage of any kind including but not limited to, compensatory, direct, indirect, or consequential damage, loss of income or profit, loss of or damage to property and claims by third party. © 2014. All rights reserved. Grasswood Auctions.

**GA**  
Grasswood Auctions