



For Sale | 211 2<sup>nd</sup> Street North, Waldheim Excl.

# Industrial property in Waldheim.

Located 30 minutes north of Saskatoon, this site is ideal for trucking, excavation/landscape contractors, RV repair, sales and storage or other industrial uses.

The property features a main building with shop and office areas and a coverall building on 5.98 AC. The site has been compacted for heavy load storage and has pavement to the property.

- 3,200 SF pre-engineered steel building constructed in 2012
- 40' x 60' Norsman building constructed 2013, new fabric in 2020
- Graded, compacted and gravel in 5 AC of the property
- 426' frontage along 2<sup>nd</sup> Street North
- All municipal services are available

Asking Price:

## \$585 k



3 overhead  
doors



5.98 AC  
site

**Lloyd Minion**

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# Specifications

Building  
**3,200 SF**

Site Area  
**5.98 AC**

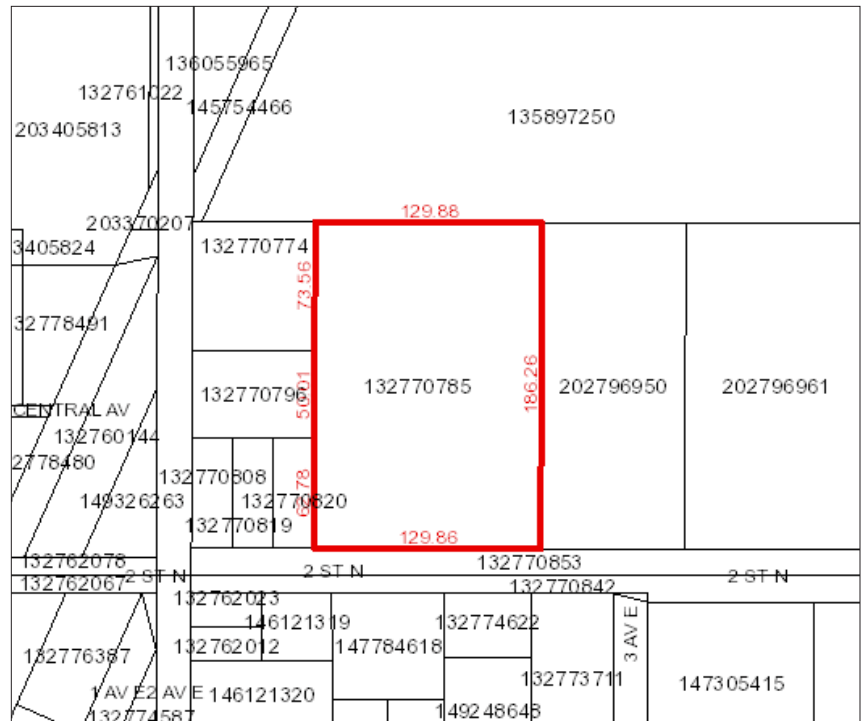
Zoning  
**C2 (Highway Commercial)**

Parcel  
**132770785**

Possession  
**Negotiable**

Property Tax (2021)  
**\$2,954.00**

Asking Price  
**\$585,000.00**



## Industrial building features

- 440 SF of built-out industrial office
- 2,760 SF of shop or warehouse space
- Three (3) 14' x 14' overhead doors; two (2) along east side, one (1) entering from the front
- 16' side wall height
- Storage mezzanine
- Floor drain and interceptor pit
- Natural gas boiler to in-floor radiant heat



3,200 SF building





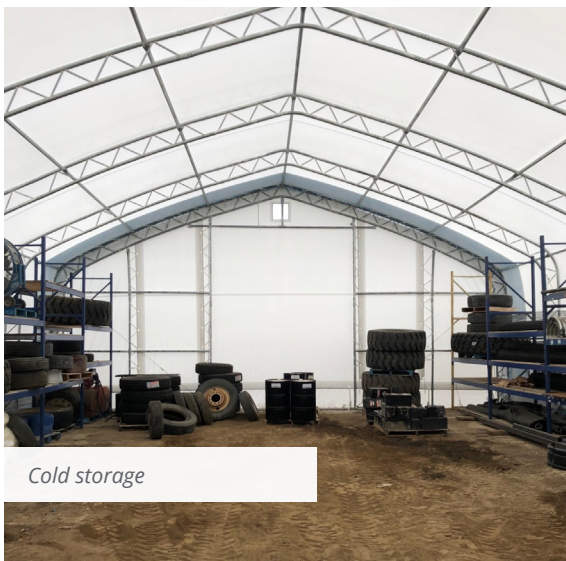
Industrial property



2,400 SF fabric building



Pavement to property



Cold storage



Aerial view





# Colliers

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