



Colliers

621 Railway Street, Warman, SK Excl.

Industrial space available **for sale**

A compelling investment opportunity in a rapidly growing Warman market, offering strong long-term upside and stable investment potential.

This 8,000 SF industrial investment property is located in Warman, Saskatchewan's light industrial district, offering excellent access to regional transportation routes. Designed for flexibility, the building is well suited for a variety of light industrial, warehousing, or service-oriented uses. The growing Warman market and proximity to Saskatoon make this an attractive long-term investment opportunity. Ideal for investors seeking stable industrial exposure in a high-growth area.

- Stable income producing light industrial asset
- Long-term hold potential in growth-oriented market
- Benefits from Warmans growth and ongoing commercial development
- Built in 2012

Asking:

\$1,550,000



Investment
opportunity



Light industrial
district

Cam Bristow

Associate Vice President | Sales Associate

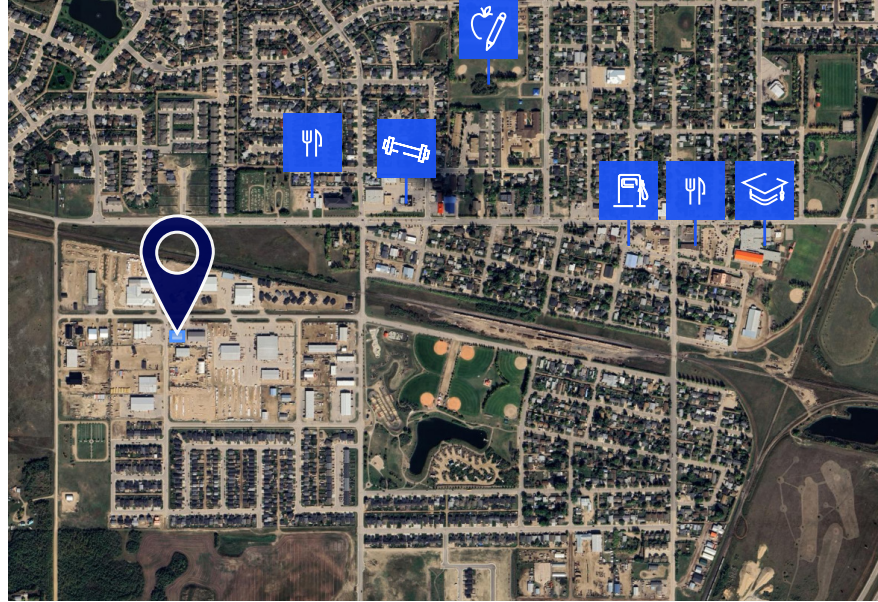
+1 306 270 7646

cam.bristow@colliers.com

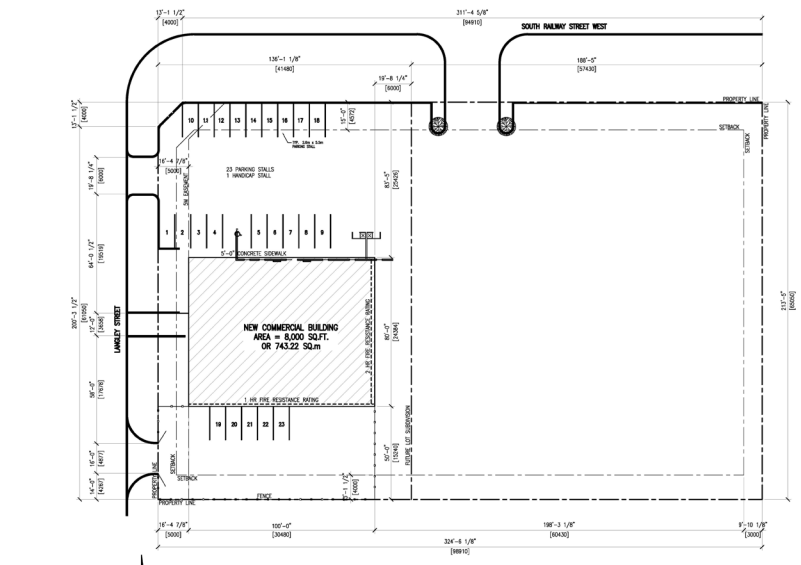
Property Profile

Investment Property

Positioned in a high-demand light industrial corridor, this property offers investors a strategic foothold in Warman's expanding commercial market with strong potential for income stability and future appreciation.



Building Area	8,000 SF
Site Area	0.65 AC
Zoning	M1 (Light Industrial District)
Parcel	202791999
Possession	TBD
Property Tax	\$14,563.67 (2026)
Asking Price	\$1,550,000.00



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Associate Vice President | Sales Associate
 +1 306 270 7646
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