

#### FOR SALE OR LEASE | 1720 East Avenue, Weyburn | SK

## Large Weyburn industrial Motivated seller

Block and metal sided industrial building features dock loading and grade level access. Rear compound is fenced and gated. Office/ developed area can be demolished building is available for sale or lease. Easy truck access as 16th Street gives direct access to Highway #39 (USA truck route).

The City of Weyburn is the 9th largest city in Saskatchewan, with a population of 10,484 in the south east of the province. Both commercial and community services are well established maintaining a thriving economy in the areas of agriculture, shipping, manufacturing and oil field exploration, development and services.

#### **Micky Schmitz**

Associate VP | Partner +1 306 533 9045 micky.schmitz@colliers.com

#### Marshall Young

Senior Sales Associate +1 306 347 2482 marshall.young@colliers.com

# REDUCED All offers to be considered

\$5.00 PSF net Lease Rate

**Colliers International** 

2505 11th Avenue | Suite 200 Regina, SK | S4P 0K6 P: +1 306 789 8300 F: +1 306 757 4714



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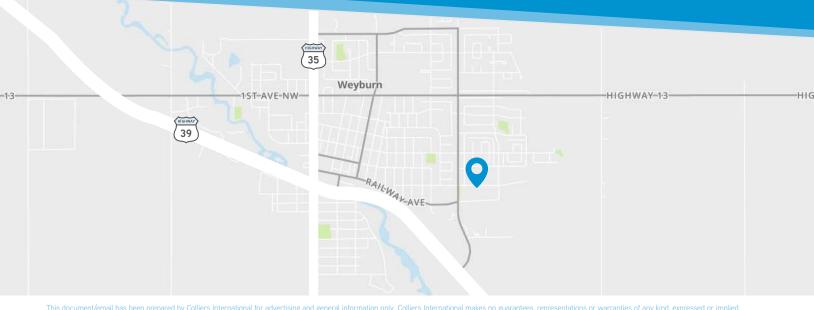
### Industrial investment or leasing opportunity

#### **OVERVIEW**

- Dock loading
- Built offices
- Grade level loading
- Fenced compound
- Immediate possession
- Industrial zoning

Vacant Size	13,849 SF	Net Lease Rate	\$5.00 PSF
Vacant size	11,000 SF	Occupancy Costs	TBD
Land Size	1.52 AC		
Listing Price	\$695,000.00		
Property Taxes	To be provided		





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