

**SE-17-46- 25-W3**  
**Neilburg, Saskatchewan**

**MLS # A2267130**



**\$1,450,000**

|                    |               |
|--------------------|---------------|
| <b>Division:</b>   | NONE          |
| <b>Type:</b>       | Warehouse     |
| <b>Bus. Type:</b>  | -             |
| <b>Sale/Lease:</b> | For Sale      |
| <b>Bldg. Name:</b> | -             |
| <b>Bus. Name:</b>  | -             |
| <b>Size:</b>       | 16,904 sq.ft. |
| <b>Zoning:</b>     | COM           |

|                    |             |                       |   |
|--------------------|-------------|-----------------------|---|
| <b>Heating:</b>    | -           | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -           | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | -           | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | -           | <b>Parking:</b>       | - |
| <b>Water:</b>      | -           | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | -           | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | 5 Ton Crane |                       |   |

Just 22 km south of Lashburn along Township Road 462, this impressive 16,900+ sq ft industrial shop sits on over 9 acres of fully developed land — the ultimate setup for your growing business or large-scale operation. Paved access, a 5-ton crane, 18-foot doors, and reinforced concrete floors make this property ideal for manufacturing, trucking, or anyone needing serious workspace. Inside, you’ll find bright, functional offices, a dedicated parts room, and convenient change rooms — designed to keep your operation running smoothly from the ground up. A separate 60x44 ft building adds even more flexibility — perfect for storage, expansion, or equipment housing. The entire yard is leveled and ready for heavy vehicle traffic, offering plenty of room for parking and maneuvering. Want to take it further? Three neighboring homes on separate titles are also available — a great option for staff housing, rental income, or future expansion. Opportunities like this don’t come around often. Whether you’re scaling your business or looking for a space that can handle big ideas, this property delivers.