



## Carlyle Saskatchewan

\$1,725,000

400 8th Street West- Built in 2012 this 16380 SQFT with a 1080 SQFT mezzanine is a state of the art industrial warehouse property situated on 6.56 acres. Property is steel frame construction where all the bays are located with six 14'x18' overhead doors and plenty of steel access doors. The bays are engineered steel, metal clad, 22' side walls in the shop, The office/retail area has 12' walls and is wood frame and has all kinds of spacious offices, big lunch/staff room, plenty of washrooms, 1300 SQFt in retail space, and a large front desk/customer service area. Floors: floating cement slabs, finished concrete in the shop areas, epoxy painted concrete in retail area, and a mix of lino and carpet in the staff/office areas. Heat: radiant in floor heat (natural gas boiler), supplemental suspended forced air natural gas heaters in shop areas, two natural gas forced air furnaces for retail/offices area, and central air conditioning for office/retail areas. There are two 36'x90' bays and three 24' x 90' bays, each bay area has there own washroom. One bay is used a truck wash that is open to the public, the bay closest to the retail and offices has a separate 24'x45' area for mechanical/parts room and a shop supervisor with a finished mezzanine overhead that includes a staff change room, lunch area and office/storage. Currently there are bays being rented out to tenants providing rental income. For more information or to schedule a viewing contact the listing agent. (id:6769)

Listing Presented By:



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