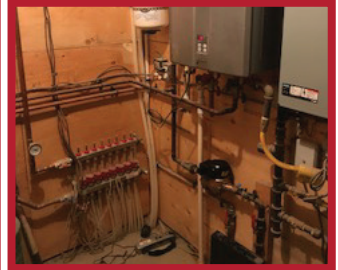


220 9th Street North | Martensville

FOR SALE



Why rent? This small site is big on building, land and amenities!

ABOUT THIS PROPERTY

Legal Description

Parcel # 117361469

Zoning

M Industrial

Taxes

\$7,956.06 (2022)

Total Building Size

2,400 ft²

Land Size

.77 acres

Vendor:

1457414 Alberta Ltd.

Possession:

TBA

BUILDING PARTICULARS

Office Reception

- 2 - Private offices
- 1 - Washroom with shower
- Air conditioned
- Drop ceiling
- Fluorescent lighting

Second Floor

- 1 Private office
- 1 - Staff room with sink
- Drop ceiling
- Fluorescent lighting

Warehouse

- 240/200A main service
- 2 - 14'H X 12'W Overhead doors
- 110V OH door openers
- Floor drains
- Aluminum interior panels
- In-floor boiler heat

Yard

- Industrial chain link fence
- 1 - gate
- Plug-ins south and west fence
- Concrete pad at OH doors
- Packed gravel

Parking

- Ample throughout yard
- NOTE: City of Martensville paving bylaw in effect

NEIGHBOURHOOD PROFILE

- VCM Construction
- Prairie ICF
- Kal Tire
- Razortip
- Showtime Glass
- Travelland RV

Details

Environmental Phase I: No

Surveyor's Certificate: Yes

Plans: Yes

Asking Price:

\$690,000 Excl.



Kelly Kehoe

REALTOR®

Commercial Sales & Leasing

306.222.7878

kellykehoe@realtyexecutives.com



We do not guarantee the information above, and it may be changed without notice.
All information is deemed to have come from reliable sources.