

FOR SALE



102 Minard
Road,
Lampman ,
SK

- Building Size: 11,000 sq.ft. with mezzanine
- Site Size: 9.92 acres – fully fenced compound
- Price: \$2,999,000.00

Brian Tiefenbach
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NAI Commercial

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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102 Minard Road, Lampman, SK



Property Description:

Excellent investment opportunity in the town of Lampman. Lampman is a town of approximately 1,000 people with a K-12 school. The town services the oil industry as a major source of employment. There is a solid long term tenant paying \$28,000 NNN per month on a 10 year term with option.

Building size- 11,000 sq.ft.

Shop area- 8,500 sq.ft. –Pre-engineered steel building with metal cladding, radiant heat, 24' ceiling height, two (2) bay doors in front that are drive through to compound area of which one is a wash bay, 3rd door at back, shop has capability for 10 ton overhead crane. Gas, 3 phase power, town water and sewer. Office area- 4,000 sq.ft. (approximate) 2 levels (mezzanine) with gas forced air heat in very good condition.

Location:

Lampman, Saskatchewan is in the heart of the Bakkin oil field.

Municipal Address:

102 Minard Road, Lampman, Saskatchewan

Legal Description:

Parcel G Plan 101903723

Price:

\$2,999,000.00

Contact Information

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