

# \$1,650,000 - Se-17-46- 25-w3, Neilburg

MLS® #A2212480

**\$1,650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Neilburg, Saskatchewan

The Ultimate Powerhouse Property Awaits!  
Just 22km south of Lashburn along Township Road 462, this industrial marvel is your ticket to unmatched opportunity. Boasting a massive 16,904 sq ft shop on over 9 meticulously maintained acres, this property offers everything you need to drive your businessâ€™ or passion projectâ€™ forward. With paved access, an impressive 5-ton crane, towering 18-foot doors, and robust concrete floors, this space is primed for manufacturing, a trucking hub, or even the ultimate â€œbig man cave.â€• Inside, youâ€™ll find well-equipped offices, a parts room, change rooms, and every feature you need to streamline operations. But thatâ€™s not allâ€”thereâ€™s a separate 60x44 sq ft building, ideal for storage or expansion. The fully prepped yard site is designed to accommodate large vehicle parking with ease, making it a perfect fit for heavy-duty needs. Looking for even more? Three neighboring homes, each on separate titles, are negotiable additions to this propertyâ€™ ideal for employee housing or investment. This is a one-of-a-kind opportunity to own a versatile space with endless potential. Donâ€™t miss your chance to make this powerhouse property your own!

Built in 1985

## Essential Information

MLS® #                      A2212480



|            |             |
|------------|-------------|
| Price      | \$1,650,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1985        |
| Type       | Commercial  |
| Sub-Type   | Warehouse   |
| Status     | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | Se-17-46- 25-w3 |
| Subdivision | NONE            |
| City        | Neilburg        |
| County      | Saskatchewan    |
| Province    | Saskatchewan    |
| Postal Code | S0M2C0          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 6                |
| Zoning         | COM              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.