

# FOR SALE

1310 WILLIAMS INDUSTRIAL DR,  
NEILBURG, SK



**Jackie Gartner**

MUSGRAVE AGENCIES  
1202 - 50 AVE  
LLOYDMINSTER, AB T9V 0Y1  
780-875-9159 / C: 780-808-7188



ZONING	LEGAL DESCRIPTION	PRICE
COMMERCIAL	Lot 1 and 2, Block 16, Plan 81B10587	\$325,000.00
MIXED USE	<b>YEAR BUILT: 1981</b>	SQUARE FEET: 14,421

**A2309462**

- Commercial space on nearly 2 acres in Neilburg, SK
- Five interconnected buildings, all set on clean, packed gravel yard totaling 1.95 acres
- 80x72 steel frame shop, offering 6 overhead doors, parts room with 2 of its own overhead doors and storage and a oil change pit for service work.
- Building includes Furnace room, bathroom, and a coffee room adjoining the wash bay side, repair shop and parts area.
- West side, you'll find a 50x100 drive through bay area with 4 overhead doors, one side is a designated wash bay.
- East side includes office space, its owns bathrooms, kitchen/ coffee room, and storage area
- Yard is easily accessible for larger equipment or fleet equipment's