

# \$1,400,000 - 5508 Guardian Street, Macklin

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MLS® #A2204823

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.44 Acres

NONE, Macklin, Saskatchewan

Located behind Rona, this 15,000 square foot industrial property in Macklin, SK sits on +/- 5.43 acres and is in great condition! Originally built as a commercial warehouse and distribution centre, this property can easily be retrofitted with additional overhead doors to accommodate your more traditional shop needs. Currently there is a contained shipping/receiving area that has 14'x14' overhead doors - 1 to the exterior of the building and 1 leading to the main warehouse. The warehouse features 20' ceilings, overhead forced air heating, and the walls and ceiling are lined with PVC paneling. The building also features: 1200 Amp/600 volt 3 phase power, multiple offices, boardroom with kitchen area, 3 sets of washrooms including a 2-piece near the main entrance and 2 sets of employee washrooms each with multiple stalls and sinks and a shower in each. Additional modifications could be made to free up more space in the warehouse. As it sits, the building is completely fenced and includes a staff parking area. There is future road access surrounding the entire lot making for easy access depending on your yard set up. Zoned General Industrial, there are several permitted and discretionary uses that fall under this zoning classification.



Built in 2017

## Essential Information

MLS® #	A2204823
Price	\$1,400,000
Bathrooms	0.00
Acres	5.44
Year Built	2017
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	5508 Guardian Street
Subdivision	NONE
City	Macklin
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0L 2C0

### **Interior**

Heating	Overhead Heater(s), Floor Furnace, Natural Gas
Cooling	Central Air

### **Exterior**

Construction	Wood Frame
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### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	118
Zoning	IND

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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