



## INDUSTRIAL PROPERTY FOR SALE

- 2.29 acre site
- Presently used as a propane distribution centre
- Vacant possession
- Part of a 35+ property Canadian portfolio

# 515

## 1ST AVENUE NORTH

### MAPLE CREEK, SASKATCHEWAN

## The Opportunity

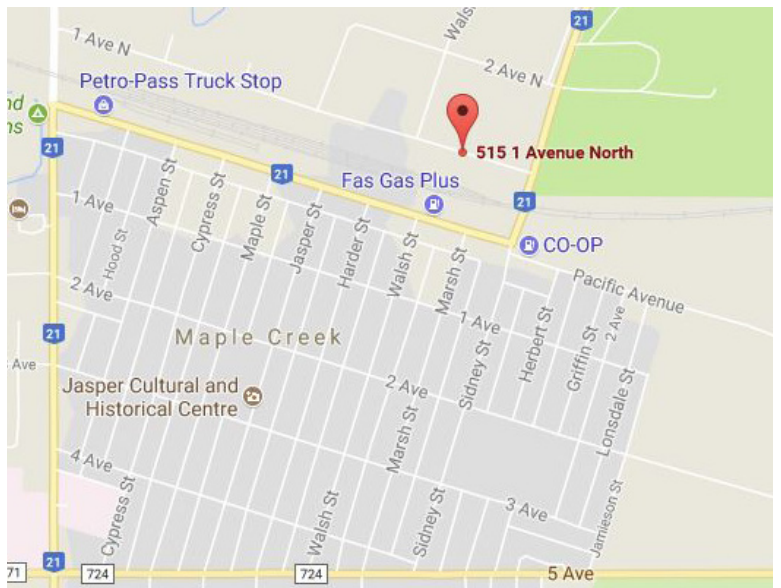
Avison Young has been retained on an exclusive basis by Superior Propane Canada to advise upon and manage the sale of a multi-property portfolio, located in various municipalities across multiple Canadian provinces. The assets are now surplus to the vendor's needs and may be purchased on an individual and/or bulk basis. Contact the individual Listing Agent for further details on the other properties in the portfolio.

## The Property

515 1st Avenue North is wide open and next to the railway tracks in Maple Creek, SK. Excellent access to Highway #1. Corner lot, compacted and includes a small fenced area within the yardsite, with a shed that can be removed.

## Location

The Property is located at the intersection of 1st Avenue N and Sidney Street in Maple Creek.



Building Details	515 1st Avenue North
Site Area	2.29 acres
Building	Can be removed
Occupancy	Treat as vacant
Financing	Treat as clear
Official Plan	Industrial
Zoning	General Industrial (I2)
Vendor	Superior General Partner Inc.

## Price

\$100,000

## Offering Process

Offers will be entertained at any time. Further information on the property may be obtained by contacting the Listing Agent and upon execution of the Company's Confidentiality Agreement.

For more information please contact listing agent:

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