

81 Perkins Road

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 Estevan, Saskatchewan
www.cbre.ca

Property Overview

Nestled on 4.8 acres of land, this industrial property offers an opportunity for investment or utilization. With an asking price of \$675,000 and an annual tax of \$8,737.34(2023), this property presents potential for diverse uses within the industrial asset class. This location is comprised of three distinct buildings:

Building 1 was constructed in 1970/1976 with 3,876 square feet of presently leased area.

Built in 1980 Building 2 offers 2,880 square feet of vacant space.

The third and final building on this property was built in 1997 with 3,500 Square feet of presently vacant space.

Tenant to pay occupancy costs and utilities

Details

- + **Land Size:** 4.8 Acres
- + **Asset Class:** Industrial
- + **Year Built:** 1970, 1980, 1997
- + **Occupancy:** 1/3 Leased
- + **Building 1 Size:** 3,876 SF
- + **Building 2 Size:** 2,880 SF
- + **Building 3 Size:** 3,500 SF

Sale Details

- + **Asking:** \$675,000
- + **Tax:** \$8,737.34 (2023)
- + **Gross Income:** Contact Agent

Triple Net Lease Details

- + **Building 1:** \$2,000/m
- + **Building 2:** \$2,500/m
- + **Building 3:** \$3,000/m

Three Stand Alone Industrial Units



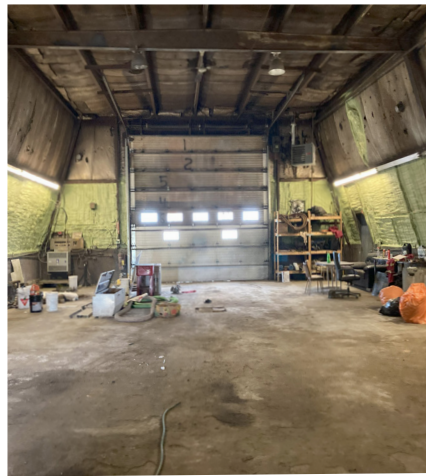
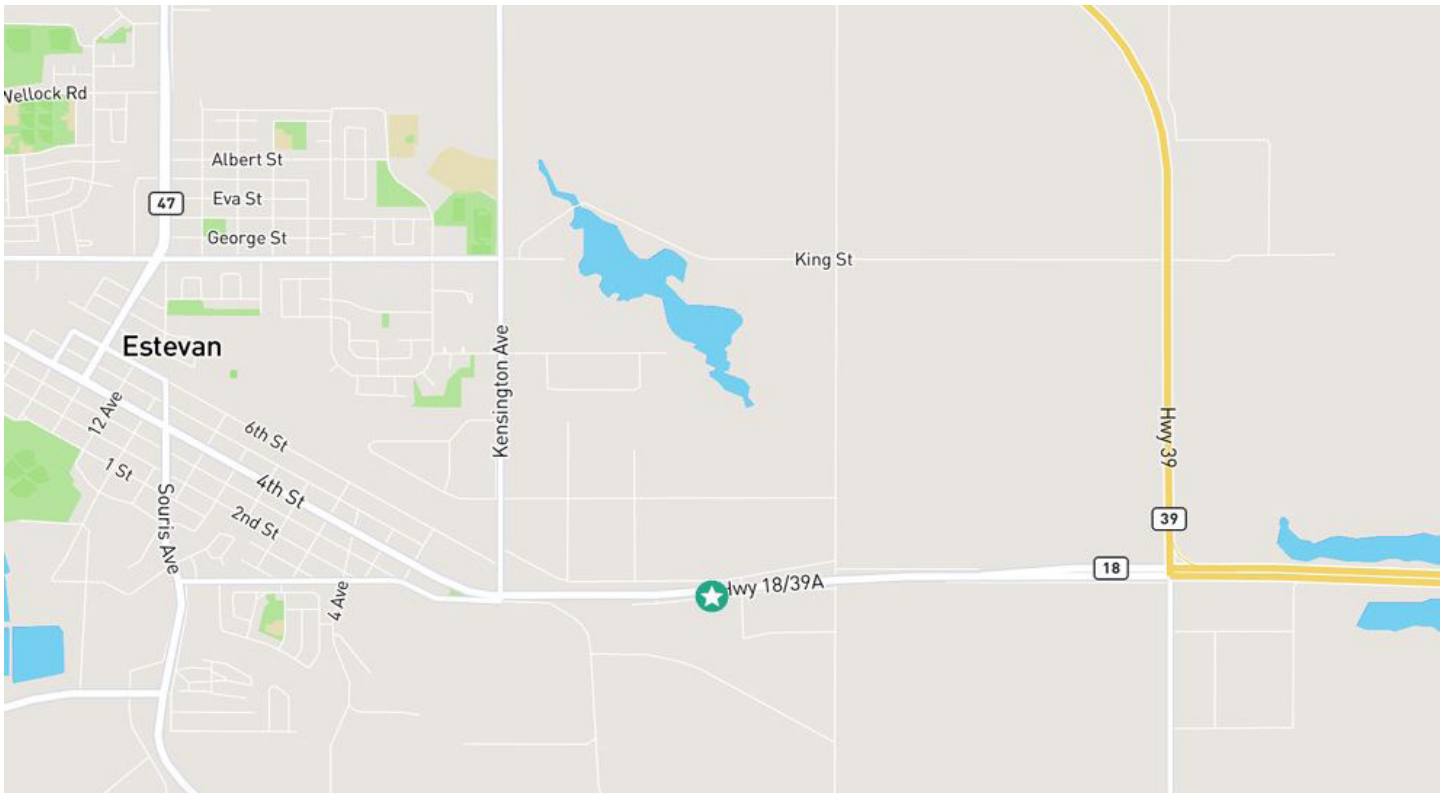
Building # 1
Leased



Building # 2
Vacant



Building # 3
Vacant



Contact Us

Walker Moulding

Associate Vice President
+1 306 501 0609
walker.moulding@cbre.com

Erik Mehlsen

Sales Associate
+1 306 539 9754
erik.mehlsen@cbre.com

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