



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

PRICE REDUCED

\$5,500,000

\$4,650,000



YORKTON MANUFACTURING FACILITY

135 York Road East, Yorkton, SK

RECEIVERSHIP SALE

93,000 SF MANUFACTURING FACILITY

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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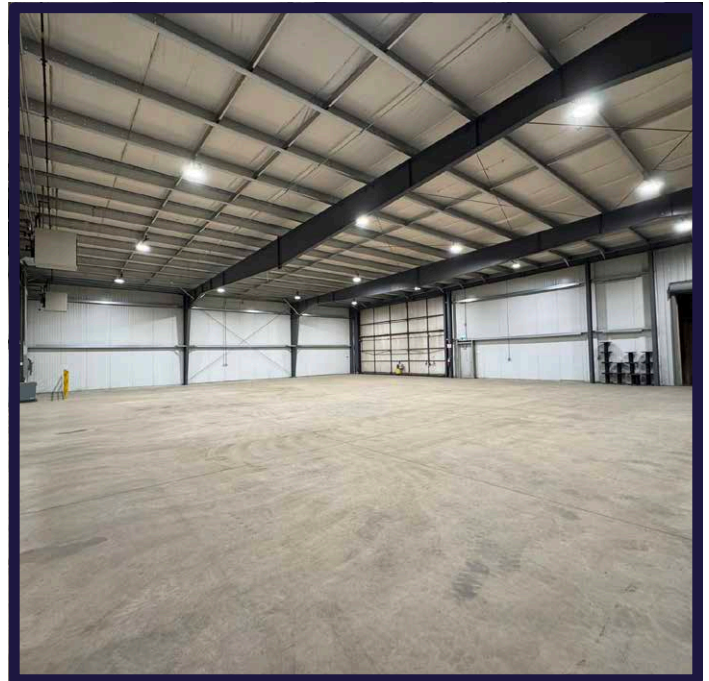
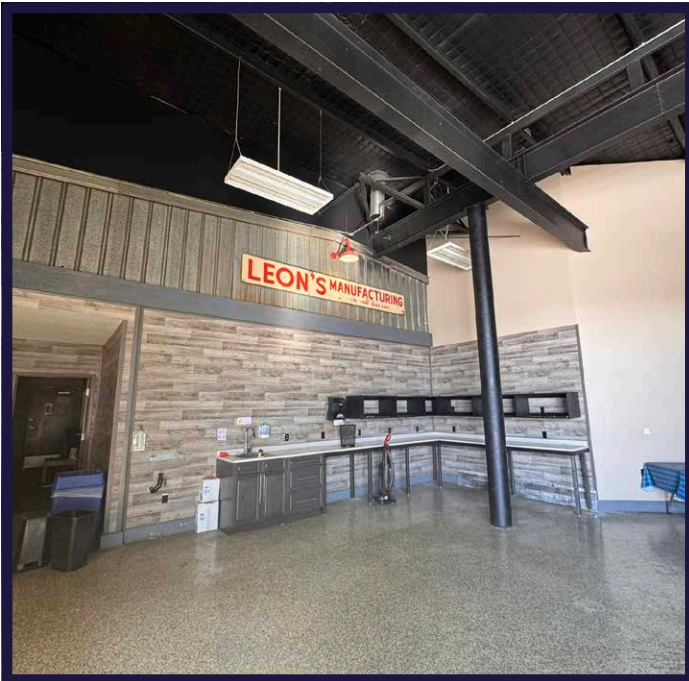
Royce Johnson
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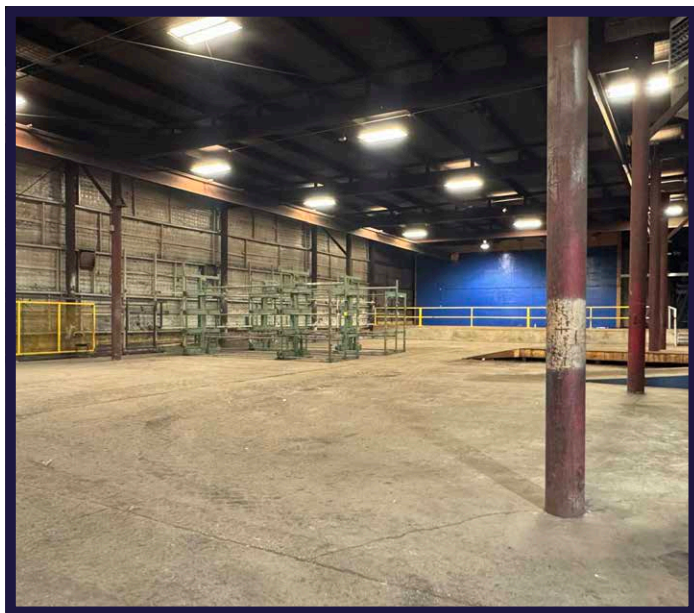
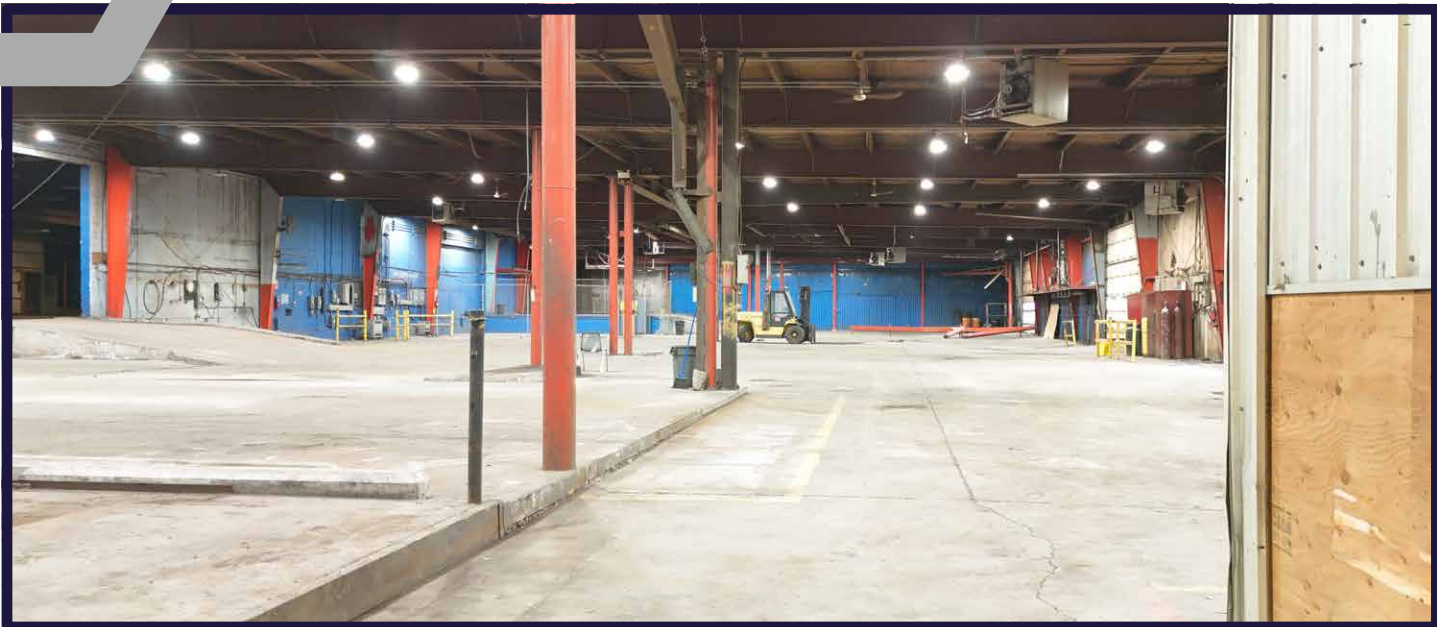
Mike Alport, BBA, CCIM
Associate Broker
306 737 6626
mike.alport@cwregina.com

PROPERTY DETAILS

Court ordered sale of the former Leon Manufacturing Facility located in Yorkton, SK.

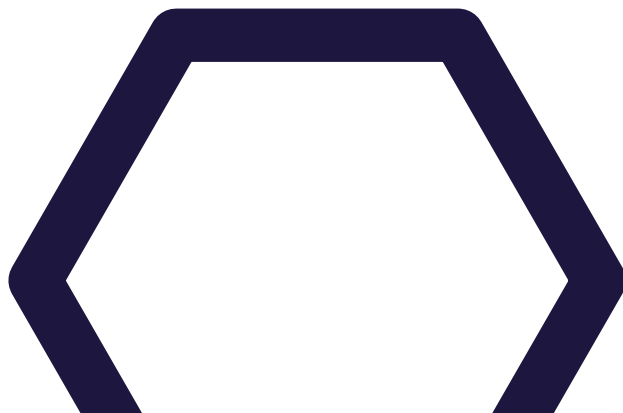
135 York Road East in Yorkton represents a premier industrial offering, featuring a 93,325 square-foot main building situated on 12.34 acres of land. Strategically located along Highway 16 with direct access to the Yellowhead Highway, the property provides excellent connectivity for transportation and logistics. The expansive site offers significant potential for future development or expansion, making it well-suited for a wide range of industrial users. This asset presents an ideal opportunity for businesses seeking a functional, well-located facility with long-term growth potential in a steadily developing region.



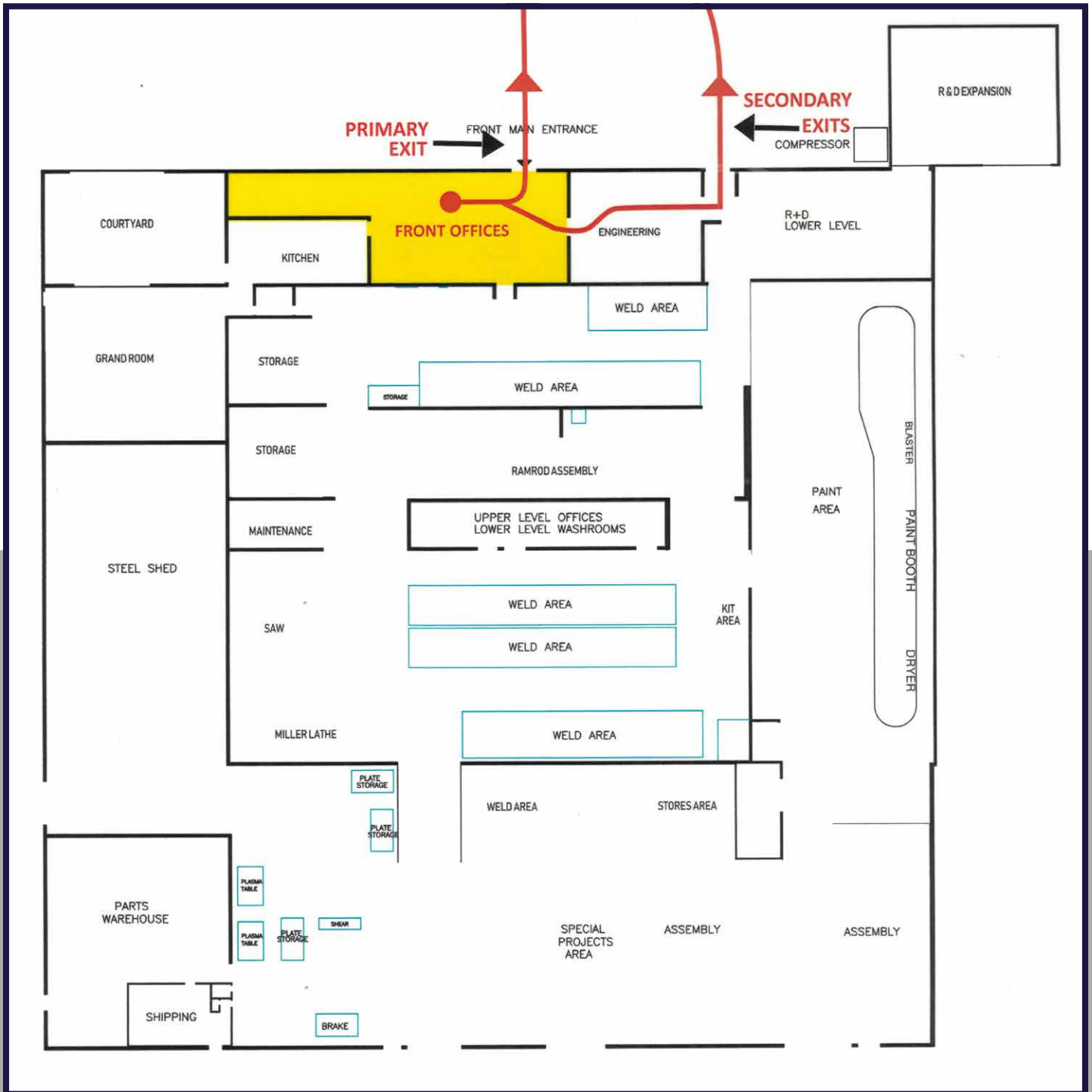


PROPERTY DETAILS

Municipal Address:	135 York Road East, Yorkton, SK
Legal Description:	Block S1; Plan 91R05477; Parcel 109660462
Zoning:	Light Industrial District (MI-I)
Building Size:	93,325 SF
Lot Area:	12.34 Acres
Heating:	Forced Air
Power:	TBC
Loading:	Grade Loading
Clear Height:	14' to 20'
Sale Price:	\$5,500,000 \$4,650,000



FLOOR PLAN



AERIAL VIEW





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KEEP IN TOUCH



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