



4702 40 Avenue , Lloydminster, Saskatchewan - \$1,100,000



Main Photo

Property Description

Saskatchewan side industrial in a high traffic location just 3 blocks north of the Yellowhead/44th Street. Zoned I1 - light industrial. 2 buildings totalling 14,900 SF (12,800 SF and 2,100 SF) sitting on +/- 1.81 acres. BUILDING 1 - 12,800 SF - year built 1980, approximately 9,700 SF of shop and the balance office/reception, pylon sign, 3 electric overhead doors 16' wide x 14' tall, forced air heat, 16' ceilings, flat shop floors, 5 offices, storage, reception, staff room including kitchen, washrooms, office area has A/C, 220v 600 amp single phase. BUILDING 2 - 2,100 SF - year built 2013, steel frame, 5,000 lb. overhead bridge crane with 27' span and 60' travel, engineered air synced with heating system, radiant heat, flat floors, 2 electric overhead doors, 16' tall x 14' wide, 120-280 volt 400 amp 3 phase, 23' ceiling at the eaves and 25' at the highest point.



REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: MUSGRAVE AGENCIES



P: