



GRASSROOTS
REALTY GROUP

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4810 62 Avenue
Lloydminster, Alberta

MLS # A2214289



\$1,550,777

Division: Hill Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 20,000 sq.ft.

Zoning: I2

Heating: Overhead Heater(s), Forced Air, Hot Water, Natural Gas, Varies by Unit **Addl. Cost:** -

Floors: - **Based on Year:** -

Roof: Asphalt/Gravel **Utilities:** -

Exterior: Metal Frame **Parking:** -

Water: - **Lot Size:** 1.82 Acres

Sewer: - **Lot Feat:** -

Inclusions: N/A

20000 square feet of lease space fully occupied! The leaseable space is all full which makes this one easy to own. Front parking is paved, easy access off 62 Avenue which also gives the tenants lots of exposure to traffic going by daily. Some long-term tenants are in place, and lease rates are available upon request so don't wait to check this one out and add to your investment portfolio!