



**GRASSROOTS**  
REALTY GROUP

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500007 Range Road 13  
Lloydminster, Alberta

MLS # A2218015



**\$14 per sq.ft.**

Division: NONE  
Type: Industrial  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 9,600 sq.ft.  
Zoning: -

Heating: Floor Furnace, Radiant  
Floors: -  
Roof: -  
Exterior: Metal Frame  
Water: -  
Sewer: -  
Inclusions: Sump

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: 2.00 Acres  
Lot Feat: -

This 9600 sq.ft building on 2 +/- acres has 6000 sq.ft of shop, 1800 sq.ft of office space and 1800 sq.ft of mezzanine if you need more office area. There is a fire suppression system if required. More land may be leased.