



**GRASSROOTS**  
REALTY GROUP

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**B, 4702 50 Street  
Lloydminster, Saskatchewan**

**MLS # A2219446**



**\$1,200 per month**

**Division:** North Lloydminster

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,920 sq.ft.

**Zoning:** -

**Heating:** Overhead Heater(s), Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Excellent shop space for a mechanic who needs a place for a small business, heated storage or hobby car repairs/maintenance. 1920 sq. ft. plus some paved parking. Heated shop with 200 amp service - 14x14 overhead door - note this space does not have running water. Tenant to pay power and heat. Lease rate includes all CC