



**GRASSROOTS**  
REALTY GROUP

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5104 42 Avenue  
Lloydminster, Saskatchewan

MLS # A2240179



**\$695,000**

**Division:** East Lloydminster

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,000 sq.ft.

**Zoning:** Light Industrial

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

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.50 Acres

**Lot Feat:** City Lot

Ready-to-go commercial building with yard & available immediately! This 5,000 sq ft building sits on a spacious 1.5-acre fenced lot with excellent access to both Highway 16 and 17. Perfect for any business looking to stop paying rent and step into ownership. The property features four 14x14 overhead doors, a bright reception area, boardroom, four private offices, and a second-floor parts room for added storage or inventory needs. The large yard offers plenty of room for parking or equipment, and the building is set up to suit a variety of business types&mdash;trades, transport, construction, and more.