



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4005 52 Street
Lloydminster, Saskatchewan

MLS # A2248119



\$674,900

Division: East Lloydminster

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,100 sq.ft.

Zoning: L1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Tar/Gravel

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.87 Acre

Lot Feat: -

A well-kept light industrial property, offering 5,100 square feet of functional space on a 0.87-acre fully fenced lot. The building is in excellent condition and set up to support a wide range of business uses. Inside, you'll find a sales area, reception, coffee room, and a mezzanine with an interior sea can for added storage. The shop includes three overhead doors, plenty of power, and is currently operating as a machine shop, making it ideal for trades or light manufacturing. With a clean yard, secure fencing, and a layout designed for efficiency, this property is ready for your business to move right in.