



GRASSROOTS
REALTY GROUP

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5204 63 Avenue
Lloydminster, Alberta

MLS # A2250130



\$2,575,000

Division: Hill Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 14,000 sq.ft.

Zoning: I2

Heating: Floor Furnace, Radiant

Floors: -

Roof: -

Exterior: Metal Frame

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 3.03 Acres

Lot Feat: -

Well built 14,000 sq ft shop on 3.03 fenced acres. The 12,500 sq. ft shop features service bay with pit, designated wash bay, 6-18x18 OHD, 2-16x16 OHD, 1-14x16 OHD. The office area has large reception, board room, kitchen and offices on the main floor and a 1500 sq.ft. mezzanine with 4 offices.