



GRASSROOTS
REALTY GROUP

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**5106 63 Street
Lloydminster, Alberta**

MLS # A2259435



\$829,000

Division: Glen E. Neilsen Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,680 sq.ft.

Zoning: Medium Industrial

Heating: Floor Furnace, Radiant

Floors: -

Roof: -

Exterior: Metal Frame

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.03 Acres

Lot Feat: -

Great location for this property ,total of 6680 sq.ft. Main building is 4680 sq,3200 shop area with 3 -14W X16H OHDs', one and half ton crane, 3 phase power. The office area is 1400 sq.ft and has 3 offices, washroom and reception area. There is a mezzanine with 1 office and kitchen area. The second building is 2000sq. ft with concrete floor 1-18W X14H OHD. 3 phase power and radiant heat. Property is perimeter fenced and the lot is hard packed.