



**B, 4201 37 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2270704**



**\$2,600 per month**

**Division:** Wigfield Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,800 sq.ft.

**Zoning:** I2

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 2.35 Acres

**Lot Feat:** -

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

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

This well-kept shop sits on a large gravel lot inside a gated compound, offering plenty of space for trucks, trailers, and equipment. The building features two 14' overhead doors at the front, a clean concrete floor, and overhead heat to keep the shop comfortable year-round. Inside, there's a main office and a washroom for convenience. The yard is wide open with lots of room to turn around, park, or store materials, and the location gives you easy access in and out of town. A solid, practical shop at a great price. Price includes everything but heat and electric.