



**GRASSROOTS**  
REALTY GROUP

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5520 59 Avenue  
Lloydminster, Alberta

MLS # A2271513



**\$1,100,000**

**Division:** Hill Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,625 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:** 3.00 Acres

**Lot Feat:** -

8625 sq. ft. building 6800 sq. ft shop area and 1825 sq. ft. office space, 3 phase power on just over 3 acres that is fenced and well packed with good drainage.