



**GRASSROOTS**  
REALTY GROUP

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7156 56 Street  
Lloydminster, Alberta

MLS # A2300823



**\$2,249,999**

**Division:** Hill Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 12 sq.ft.

**Zoning:** Medium Industrial

**Heating:** Floor Furnace, Natural Gas, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.00 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Built in 2013, this steel-frame industrial building is a versatile investment opportunity. Two spaces of 6,000 square feet each for a total of 12,000 square feet total plus mezzanine. Each side includes offices, a lunchroom, a boardroom, and a mezzanine, providing a well-rounded setup for both administrative and operational needs. Four 16' x 14' overhead doors offer easy access for equipment and deliveries. The property can be purchased with the flexibility of keeping one tenants in place for immediate rental income, or delivered completely vacant. Use one half for your own business while collecting rent from the other, or maximize the entire building for your operations.