



1,2,3, 5914 51 Avenue  
Lloydminster, Alberta

MLS # A2301080



**\$11 per sq.ft.**

**Division:** Glen E. Neilsen Industrial Park

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,600 sq.ft.

**Zoning:** BT

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

6600 sq. ft. shop/office combination. This space is located in Glen E Industrial Park, offering large open shop with 4 overhead doors in the rear along with an office, 1 bathroom, locker room/storage, plus front reception, offices, 2 more bathrooms in the front section. The shop also has access to a mezzanine for extra storage or further development if desired. Larged paved parking in the front and shared fenced compound in the rear. Steel framed construction, high ceilings and very well maintained building, excellent landlord. Tenant pays common costs currently budgeted at approximately \$2.90 per sq. ft. and to be adjusted per year accordingly. Tenant pays water, power and gas. 24 hour notice to view until May 2026.