



**GRASSROOTS**  
REALTY GROUP

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**East of Reinhart Ind. Pk. NW 9  
Lloydminster, Alberta**

**MLS # A2070374**



**\$7,550,000**

**Division:** West Lloydminster City

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 44,900 sq.ft.

**Zoning:** A

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Huge price reduction on this PRIME PROPERTY in the Heavy Oil Capital of Canada! Now priced 1/4 million under the recent appraisal! Located just outside of Lloydminster in the County of Vermilion River is where opportunity awaits! This is a 32-acre parcel just South of the Lloydminster Airport and has 3 major buildings totaling over 44,000 sq. ft. All 3 buildings are being leased with the owner sharing one building. The property is completely fenced and divided into separate fenced compounds which are also leased. Building #1 is 12,740 sq. ft. (11,700 SF shop) Building #2 is 10,160 SF (4,480 SF Shop) Building #3 is 22,000 SF (12,800 SF Shop). The buildings are in excellent condition and were built in 2007 and 2012. If you're a business that needs a shop with offices and revenues from your other buildings then this is it. If you're an investor you should take a serious look at this opportunity as the Lloydminster area feels ready to grow. Information Package is available. Seller also has another property in North Battleford SK. and will consider a package for both. MLS SK941187