



GRASSROOTS
REALTY GROUP

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**5109 41 Street
Lloydminster, Alberta**

MLS # A2161486



\$8 per sq.ft.

Division: Southridge

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 18,800 sq.ft.

Zoning: I1

Heating: Forced Air, Natural Gas, Radiant

Floors: -

Roof: Asphalt Shingle

Exterior: Concrete, Mixed

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: City Lot, Cleared, Level

3.98 acre rectangular lot with full perimeter fencing and 18,800 sq. ft. industrial shop containing radiant heat and 14 overhead doors (14'high x 22'wide), concrete flooring throughout, floor drains, storage space. Mixed lighting. This space can be divided for the right tenant.