



GRASSROOTS
REALTY GROUP

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**4702 40 Avenue
Lloydminster, Saskatchewan**

MLS # A2170558



\$1,100,000

Division: East Lloydminster

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 14,900 sq.ft.

Zoning: I1

Heating: Forced Air, Natural Gas, Radiant, See Remarks

Floors: -

Roof: Asphalt Shingle, Metal, See Remarks

Exterior: Aluminum Siding , Brick, Mixed, See Remarks

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.81 Acres

Lot Feat: -

Saskatchewan side industrial in a high traffic location just 3 blocks north of the Yellowhead/44th Street. Zoned I1 – light industrial. 2 buildings totalling 14,900 SF (12,800 SF and 2,100 SF) sitting on +/- 1.81 acres. BUILDING 1 - 12,800 SF – year built 1980, approximately 9,700 SF of shop and the balance office/reception, pylon sign, 3 electric overhead doors 16' wide x 14' tall, forced air heat, 16' ceilings, flat shop floors, 5 offices, storage, reception, staff room including kitchen, washrooms, office area has A/C, 220v 600 amp single phase. BUILDING 2 – 2,100 SF – year built 2013, steel frame, 5,000 lb. overhead bridge crane with 27' span and 60' travel, engineered air synced with heating system, radiant heat, flat floors, 2 electric overhead doors, 16' tall x 14' wide, 120-280 volt 400 amp 3 phase, 23' ceiling at the eaves and 25' at the highest point.