



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

1A, 5803 63 Avenue  
Lloydminster, Alberta

MLS # A2178307



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

**Division:** North Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,000 sq.ft.

**Zoning:** I2

**Heating:** Baseboard, Geothermal

**Floors:** -

**Roof:** -

**Exterior:** Metal Siding , Stucco, Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.83 Acre

**Lot Feat:** -

Nicely finished office space on a busy traffic corridor and visible to 62 Avenue. 1000 sq. ft. with one washroom, 5 offices or 4 offices and a board room. Plenty of on site paved parking. One of the owners is a licensed realtor in the province of Alberta