



**GRASSROOTS**  
REALTY GROUP

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1, 4807 40 Avenue  
Lloydminster, Saskatchewan

MLS # A2205310



**\$14 per sq.ft.**

**Division:** Sask Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,000 sq.ft.

**Zoning:** I1

**Heating:** Hot Water

**Floors:** Concrete

**Roof:** -

**Exterior:** Metal Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Available immediately! 5,000 square feet (SF) with 2 bays including a 100' drive thru! This lease space is in an excellent location providing great visibility along the 40th Avenue truck route and easy access being located just north of HWY 16 (44th Street). Highway 17 (50th Avenue) can also be easily accessed. THE LEASE SPACE INCLUDES: 100' drive thru bay with a trench drain and 16'x16' overhead doors, 2nd bay has approximately 70' of depth with a sump and 16'x16' overhead door, approx. 690 SF of mezzanine space currently set up as a staff area and includes laundry hook ups, main floor office (19'x11'), 3 piece bathroom with shower, 18' ceilings at the center, floor heat, 3 phase power (120/240), fenced compound (approx. 150'x60') plus the possibility of additional yard space. The rest of this building is occupied by 3 Guys Truck Wash.