



**2711 50 Avenue
Lloydminster, Saskatchewan**

MLS # A2213265

\$775,000



Division: Aurora

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,400 sq.ft.

Zoning: C2

Heating: Floor Furnace, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Siding , Wood Frame

Parking: -

Water: -

Lot Size: 0.54 Acre

Sewer: -

Lot Feat: Paved

Inclusions: N/A

Home of Culligan Water, this 7,400 square foot building sits on +/- 0.54 acres and is conveniently located in a SK side commercial area. It is surrounded by professional services, retail and easy access to other amenities and residential neighbourhoods. Perfectly set up for shipping and receiving, the shop is accessed by way of 1- 10'x8'; dock door and 2 – 12'x12'; overhead electric doors. The shop also features: 17'; ceilings, trench drain, mezzanine (approx. 49'9";x12'6"); radiant heat and a 3-piece washroom. The office area features: retail area (32'x23'6");, boardroom, 2 offices, lunch room, 2-piece bathroom and central A/C. There are several paved parking stalls including the ability to add more parking at the back (east side) of the building. Zoned C2 – Highway Corridor Commercial.