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4702 40 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Lloydminster, Saskatchewan



Listing ID:
26892

MLS ID:
A2178918

\$9.50



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 4702 40 Avenue , Lloydminster , Saskatchewan S9V 2B6

Transaction Type For Lease	Title Fee Simple	Days On Market 292
Lease Amount 9.50	Lease Frequency Annually	Zoning I1
Subdivision East Lloydminster	Building Type Warehouse	Year Built 1980
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 102100048	Building Area (Sq. Ft.) 14900.00	Building Area (Sq. M.) 1384.24
Lot Size (Sq. Ft.) 78843	Lot Size (Acres) 1.81	Construction Type Aluminum Siding ,Brick,Mixed,Other,See Remarks
Roof Asphalt Shingle,Metal	Foundation Slab	Cooling Central Air
Heating Floor Furnace,Natural Gas,Other,Radiant	Commercial Amenities Boardroom,Cranes,See Remarks	Access to Property Accessible to Major Traffic Route,Direct Access,Paved Road
Inclusions N/A	Restrictions None Known	Reports None

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.

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