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## 5109 41 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Lloydminster, Alberta



**Listing ID:**  
28569


**MLS ID:**  
A2161486

**\$8.95**



 **DEB KENT-FLECK**  
 (780) 875-9159

 **MUSGRAVE AGENCIES**  
 780-875-9159

 5109 41 Street , Lloydminster , Alberta T9V 1P7

|   |   |  |
|---|---|--|
| <b>Transaction Type</b><br>For Lease          | <b>Title</b><br>Fee Simple                    | <b>Days On Market</b><br>305   |
| <b>Lease Amount</b><br>8.95                   | <b>Lease Frequency</b><br>Annually            | <b>Zoning</b><br>I1  |
| <b>Subdivision</b><br>Southridge              | <b>Building Type</b><br>Warehouse             | <b>Year Built</b><br>1991  |
| <b>Structure Type</b><br>Industrial           | <b>Property Type</b><br>Commercial            | <b>Property Sub Type</b><br>Industrial   |
| <b>Legal Plan</b><br>7622291                  | <b>Building Area (Sq. Ft.)</b><br>18800.00    | <b>Building Area (Sq. M.)</b><br>1746.56   |
| <b>Footprint (Sq. Ft.)</b><br>22224           | <b>Construction Type</b><br>Concrete,Mixed    | <b>Roof</b><br>Asphalt Shingle   |
| <b>Foundation</b><br>Poured Concrete          | <b>Cooling</b><br>None                        | <b>Heating</b><br>Forced Air,Natural Gas,Radiant   |
| <b>Lot Features</b><br>City Lot,Cleared,Level | <b>Commercial Amenities</b><br>Compacted Yard | <b>Access to Property</b><br>Major Shopping Nearby,Paved Road,Two-Way Access,Visual Exposure |
| <b>Inclusions</b><br>N/A                      | <b>Restrictions</b><br>Utility Right Of Way   | <b>Reports</b><br>Call Lister  |

3.98 acre rectangular lot with full perimeter fencing and 18,800 sq. ft. industrial shop containing radiant heat and 14 overhead doors (14'high x 22'wide), concrete flooring throughout, floor drains, storage space. Mixed lighting. This space can be divided for the right tenant.

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