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## 4702 40 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lloydminster, Saskatchewan



**Listing ID:**  
28723


**MLS ID:**  
A2170558

**\$1,100,000**



 **CHRISTOPHER PARSONS**  
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 4702 40 Avenue , Lloydminster , Saskatchewan S9V 2B6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 269	<b>Zoning</b> I1
<b>Subdivision</b> East Lloydminster	<b>Year Built</b> 1980	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 102100048
<b>Building Area (Sq. Ft.)</b> 14900.00	<b>Building Area (Sq. M.)</b> 1384.24	<b>Lot Size (Sq. Ft.)</b> 78843
<b>Lot Size (Acres)</b> 1.81	<b>Construction Type</b> Aluminum Siding ,Brick,Mixed,See Remarks	<b>Roof</b> Asphalt Shingle,Metal,See Remarks
<b>Foundation</b> Slab	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas,Radiant,See Remarks
<b>Commercial Amenities</b> Boardroom,Cranes,See Remarks	<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,Paved Road	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Call Lister	

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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