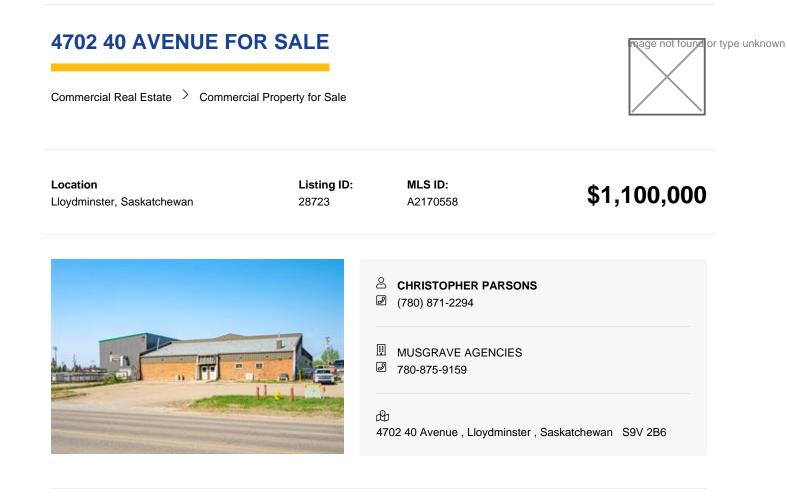


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Transaction Type For Sale

Subdivision East Lloydminster

Property Type Commercial

**Building Area (Sq. Ft.)** 14900.00

Lot Size (Acres) 1.81

Foundation Slab

**Commercial Amenities** Boardroom,Cranes,See Remarks

Restrictions

Days On Market 269

Year Built 1980

Property Sub Type Industrial

Building Area (Sq. M.) 1384.24

Construction Type Aluminum Siding ,Brick,Mixed,See Remarks

Cooling Central Air

Reports

Call Lister

Access to Property Accessible to Major Traffic Route,Direct Access,Paved Road **Zoning** 11

Structure Type Industrial

Legal Plan 102100048

Lot Size (Sq. Ft.) 78843

Roof Asphalt Shingle,Metal,See Remarks

Heating Forced Air,Natural Gas,Radiant,See Remarks

Inclusions N/A

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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