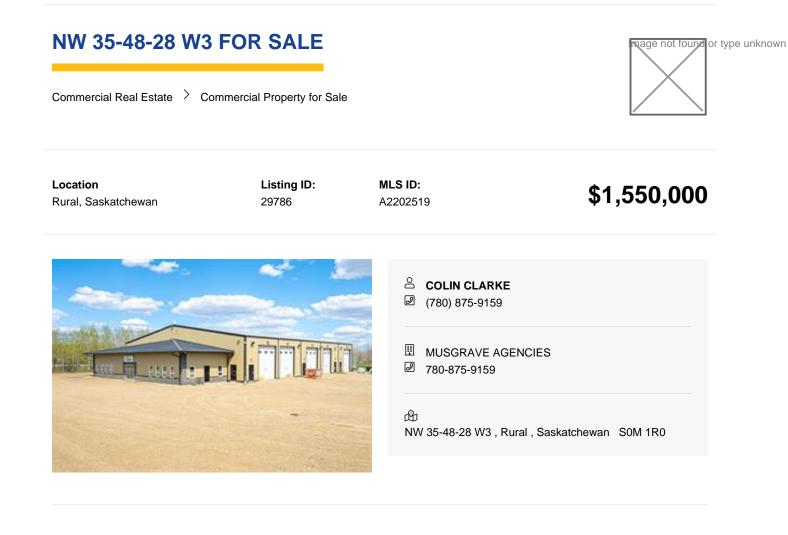


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Transaction Type For Sale

Zoning Comm

Year Built 2012

Property Sub Type Warehouse

Building Area (Sq. M.) 1354.52

Footprint (Sq. Ft.) 1458

Foundation Poured Concrete

Commercial Amenities

Boardroom,Compressed Air Lines,Dangerous Goods Storage,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Kitchen,Laundry Facility,Lunchroom,Mezzanine,Outside Storage,Parking-Extra,Paved Yard,Shower,Storage,Yard Drainage,Yard Lights

Restrictions

None Known

Title Fee Simple

Subdivision NONE

Structure Type Industrial

Legal Plan 72B08116

Lot Size (Sq. Ft.) 423403

Construction Type Metal Frame

Cooling Central Air

Reports

None

Access to Property Direct Access Days On Market 97

Building Type Warehouse

Property Type Commercial

Building Area (Sq. Ft.) 14580.00

Lot Size (Acres) 9.72

Roof Metal

Heating High Efficiency,Forced Air,Hot Water,Natural Gas

Inclusions Communication Network, Floor Drains, Heavy Floor Loading, Highway Frontage

This 14,500+ square foot commercial shop is located just south of Lloydminster Saskatchewan. Sitting on a 9.7 acre parcel, there is lots of room for further development and/or heavy equipment. This metal engineered building has a 100ft by 125ft shop and a 80ft by 26ft office front. The 2012 built shop is made of 3 single bays and 1 double bay, which can operate individually or all together. Each bay has boiler in-floor heat, large overhead door, bathrooms, storage, sumps, and separate entrance options. The middle bay is setup as a wash bay, with industrial pressure washer, chemical and soap sprayers/pumps. There is a residential dwelling on the northeast corner of the parcel and is fully upgraded and setup for employee housing. Directions: South of Lloydminster on highway 17 to Twp 490 and east just pass Wickham Nursery.

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