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1, 4807 40 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lloydminster, Saskatchewan



Listing ID:
29954

MLS ID:
A2205310

\$14



 **CHRISTOPHER PARSONS**
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 1, 4807 40 Avenue , Lloydminster , Saskatchewan S9V 2B7

Transaction Type For Lease	Title Fee Simple	Days On Market 100
Lease Amount 14.00	Lease Frequency Annually	Zoning I1
Subdivision Sask Industrial	Building Type Warehouse	Year Built 2006
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 101874270	Office (Sq. Ft.) 625.0000	Building Area (Sq. Ft.) 5000.00
Building Area (Sq. M.) 464.51	Construction Type Metal Frame	Cooling Central Air
Heating Hot Water	Access to Property Direct Access	Inclusions N/A
Restrictions None Known	Reports None	

Available immediately! 5,000 square feet (SF) with 2 bays including a 100' drive thru! This lease space is in an excellent location providing great visibility along the 40th Avenue truck route and easy access being located just north of HWY 16 (44th Street). Highway 17 (50th Avenue) can also be easily accessed. THE LEASE SPACE INCLUDES: 100' drive thru bay with a trench drain and 16'x16' overhead doors, 2nd bay has approximately 70' of depth with a sump and 16'x16' overhead door, approx. 690 SF of mezzanine space currently set up as a staff area and includes laundry hook ups, main floor office (19'4x11'), 3 piece bathroom with shower, 18' ceilings at the center, floor heat, 3 phase power (120/240), fenced compound (approx. 150'x60') plus the possibility of additional yard space. The rest of this building is occupied by 3 Guys Truck Wash.

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