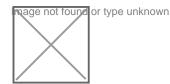


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4604 62 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLloydminster, Alberta

Listing ID: 30562

MLS ID: A2220429

\$10.95



- △ CHRISTOPHER PARSONS
- **(780)** 871-2294
- MUSGRAVE AGENCIES
- **2** 780-875-9159
- 4604 62 Avenue , Lloydminster , Alberta T9V 2G2

Transaction Type

For Lease

Days On Market

Lease Amount

10.95

Lease Frequency

Annually

Zoning 12

194

Subdivision Hill Industrial

Building Type

Warehouse

Year Built

Property Sub Type

1976

Structure Type Industrial

Property Type Commercial

Legal Plan

Office (Sq. Ft.)

Industrial

9724328

10448.0000

Building Area (Sq. Ft.) 32232.00

Building Area (Sq. M.)

2994.43

Construction Type

Metal Frame

Electric

Three Phase,600 Amp Service

Cooling

Central Air

Heating

Overhead Heater(s), Floor Furnace, Forced Air, Natural

Gas, Other, Radiant

Access to Property

Direct Access

Inclusions

Sump, Onsite Parking, Fenced Compound, Overhead Crane

Restrictions

Reports None Known None

Prime location for this Lloydminster industrial property. 32,232 square feet available just north of 44th Street (HWY 16). Featuring 21,784 square feet of shop and 10,448 square feet of office. The shop space measures 100' wide by approximately 200' deep and includes 3 – 12'x16'(WXH) overhead doors, 3 phase 4 wire 600 amp 347 volt power, bridge crane, radiant heat and 23'6 ceiling height at the centre and 19'8 at the eaves. The 2 levels of office space include multiple offices and washrooms, board rooms, kitchen areas and reception on each floor and is serviced by forced air heating and central A/C. Fenced compound with mainly paved parking area and yard space. Access to the yard space is shared with the tenant occupying the back part of the building.

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