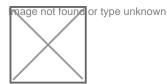


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4604 62 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Lloydminster, 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** 

69

Lease Amount

10.95

**Lease Frequency** 

Annually

Zoning

12

Subdivision

**Building Type** 

Warehouse

Year Built

Hill Industrial

1976

Structure Type Industrial

**Property Type** 

Commercial

**Property Sub Type** 

Industrial

Legal Plan 9724328

Office (Sq. Ft.)

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 None Known

Reports

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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