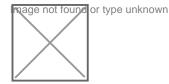


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5201A 63 STREET FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Lloydminster, Alberta

Listing ID: 30936

MLS ID: A2230244

\$8.95



△ LANE COLUMBINE

**(780)** 875-9159

■ MUSGRAVE AGENCIES

**2** 780-875-9159

5201A 63 Street , Lloydminster , Alberta T9V 2E7

**Transaction Type** 

For Lease

**Lease Amount** 

8.95

Subdivision

Glen E. Neilsen Industrial Park

Property Type Commercial

Building Area (Sq. M.)

332.87

**Heating**Floor Furnace

Reports None Title

Fee Simple

**Lease Frequency** 

Annually

Year Built

1985

**Property Sub Type** 

Warehouse

Electric Single Phase

Inclusions

N/A

**Days On Market** 

164

Zoning

11

Structure Type Warehouse

Building Area (Sq. Ft.)

3583.00

Cooling Central Air

Restrictions
None Known

Warehouse space located in Glen E Nielson Industrial Park. This lease space has a dock door for offloading freight into the warehouse location near the SE corner of the lease space. Landlord is willing to provide a shared yard space if required by the tenant behind the building. There is approximately 3583 square feet of main floor lease space which includes three offices on the front of the building with two additional rooms for file and boardroom/meeting room. There are two bathrooms located off the rear warehouse space and a shipping receiving office located off the rear warehouse and one additional office for storage. The front office and entry space is approximately 1700 square feet +/- and the rear warehouse are is approximately 1800 square feet +/-. Warehouse has 19' high ceilings and there is additional 993 square feet of mezzanine (at no additional cost to lease agreement) for additional storage as needed by a tenant. There are 4 dedicated paved parking stalls at the front of the building.

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