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A, 7214 56 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta



Listing ID:
30975


MLS ID:
A2230624

\$12.99



 **WADE GRAHAM**

 RE/MAX OF LLOYDMINSTER
 780-808-2700

 A, 7214 56 Street , Lloydminster , Alberta T9V 3N6

Transaction Type For Lease	Title Fee Simple	Days On Market 2
Lease Amount 12.99	Lease Frequency Annually	Lease Term Negotiable
Subdivision NONE	Building Type Warehouse	Year Built 2014
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1224253	Building Area (Sq. Ft.) 6000.00	Building Area (Sq. M.) 557.41
Lot Size (Sq. Ft.) 21780	Lot Size (Acres) 0.50	Roof Metal
Cooling Central Air	Heating Floor Furnace,Natural Gas,Radiant	Lot Features City Lot
Access to Property Direct Access	Inclusions NA	Restrictions See Remarks
Reports Building Plans		

Introducing a prime industrial building conveniently located with easy access to highways 16 and 17. This 6000 square foot steel frame structure offers ample parking and is equipped with two 16' overhead grade doors, ensuring smooth operations for various industrial needs, thanks to its versatile I2 zoning. Inside, the air-conditioned space includes three well-sized offices, a welcoming reception area, and a space that can serve as a coffee room or boardroom, perfect for meetings or breaks. Additionally, the building features a mezzanine level that provides extra storage space, making it a practical choice for businesses looking for efficiency and organization. This property is ideal for companies seeking a functional and accessible location to thrive in a bustling industrial area. Whether you're setting up a new operation or expanding your business, this building is designed to accommodate a range of industrial activities.

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