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5104 42 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lloydminster, Saskatchewan



Listing ID:
31680

MLS ID:
A2240179

\$695,000



 **WADE GRAHAM**

 RE/MAX OF LLOYDMINSTER
 780-808-2700

 5104 42 Avenue , Lloydminster , Saskatchewan S9V 1K4

Transaction Type For Sale	Days On Market 2	Zoning Light Industrial
Subdivision East Lloydminster	Year Built 1980	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 79B 07571
Building Area (Sq. Ft.) 5000.00	Building Area (Sq. M.) 464.51	Lot Size (Sq. Ft.) 65340
Lot Size (Acres) 1.50	Footprint (Sq. Ft.) 5000	Cooling Central Air
Heating Overhead Heater(s),Forced Air,Natural Gas	Lot Features City Lot	Access to Property Direct Access
Inclusions N/A	Restrictions None Known	Reports None

Ready-to-go commercial building with yard – available immediately! This 5,000 sq ft building sits on a spacious 1.5-acre fenced lot with excellent access to both Highway 16 and 17. Perfect for any business looking to stop paying rent and step into ownership. The property features four 14x14 overhead doors, a bright reception area, boardroom, four private offices, and a second-floor parts room for added storage or inventory needs. The large yard offers plenty of room for parking or equipment, and the building is set up to suit a variety of business types—trades, transport, construction, and more.

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