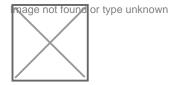


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5104 42 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLloydminster, Saskatchewan

Listing ID: 31680

MLS ID: A2240179

\$695,000



△ WADE GRAHAM

☑ RE/MAX OF LLOYDMINSTER

2 780-808-2700

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5104 42 Avenue , Lloydminster , Saskatchewan S9V 1K4

Transaction Type

For Sale

Days On Market

Zoning

Light Industrial

Structure Type

Subdivision

East Lloydminster

Year Built 1980

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

N/A

Lot Features

City Lot

Access to Property

Direct Access

Inclusions

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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