

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.

## 6, 3804 9 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Lloydminster, Saskatchewan

**Listing ID:**

31682

**MLS ID:**

A2247235

**\$419,900**



 **CHASE CAL**  
 (306) 830-0379

 **MUSGRAVE AGENCIES**  
 780-875-9159

 6, 3804 9 Street , Lloydminster , Saskatchewan S9V 1V4

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	147
<b>Zoning</b>	<b>Subdivision</b>	<b>Year Built</b>
MI	NONE	2025
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Warehouse	Commercial	Industrial
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
102175680	2288.00	212.56
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Construction Type</b>
6534	0.15	Wood Frame
<b>Foundation</b>	<b>Heating</b>	<b>Inclusions</b>
Poured Concrete	Overhead Heater(s),Hot Water	None
<b>Restrictions</b>	<b>Reports</b>	
Condo/Strata Approval	Aerial Photos,Building Plans,Condo/Strata Bylaws	

Welcome to the ultimate large garage development, situated just south of Store Right and conveniently off 12 Street. The provided photographs are representative the Steal Studios development, although the style is consistent each unit is unique, and the interiors are customized by the owners. All the photos may not match the exact unit listed for sale. This unit offers the exclusive opportunity to own your own private building. Its versatility allows you to utilize it as additional storage or transform it into your ultimate getaway. Shared access and condo fees cover the maintenance of the site. This unit has overhead heating, in-floor heat and spacious overhead doors that enable you to accommodate a wide range of items or toys within these units. These buildings are zoned MI but are subject to the condo bylaws for specific use restrictions. Tax assessments are not assessed but are estimated based on a similar unit.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.