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## 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**  
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 **MUSGRAVE AGENCIES**  
 780-875-9159

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 261
<b>Zoning</b> MI	<b>Subdivision</b> NONE	<b>Year Built</b> 2025
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 102175680	<b>Building Area (Sq. Ft.)</b> 2288.00	<b>Building Area (Sq. M.)</b> 212.56
<b>Lot Size (Sq. Ft.)</b> 6534	<b>Lot Size (Acres)</b> 0.15	<b>Construction Type</b> Wood Frame
<b>Foundation</b> Poured Concrete	<b>Heating</b> Overhead Heater(s),Hot Water	<b>Inclusions</b> None
<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> 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 (16x16) 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.

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