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4005 52 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lloydminster, Saskatchewan



Listing ID:
31811


MLS ID:
A2248119

\$674,900



 **WADE GRAHAM**

 RE/MAX OF LLOYDMINSTER
 780-808-2700

 4005 52 Street , Lloydminster , Saskatchewan S9V 2B5

Transaction Type For Sale	Days On Market 42	Zoning L1
Subdivision East Lloydminster	Building Type Free-Standing	Year Built 1979
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 00B 12544	Building Area (Sq. Ft.) 5100.00	Building Area (Sq. M.) 473.80
Lot Size (Sq. Ft.) 37897	Lot Size (Acres) 0.87	Roof Tar/Gravel
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions N/A
Restrictions None Known	Reports None	

A well-kept light industrial property, offering 5,100 square feet of functional space on a 0.87-acre fully fenced lot. The building is in excellent condition and set up to support a wide range of business uses. Inside, you'll find a sales area, reception, coffee room, and a mezzanine with an interior sea can for added storage. The shop includes three overhead doors, plenty of power, and is currently operating as a machine shop, making it ideal for trades or light manufacturing. With a clean yard, secure fencing, and a layout designed for efficiency, this property is ready for your business to move right in.

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