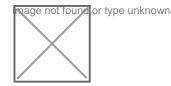


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4005 52 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Lloydminster, Saskatchewan

Listing ID:

31811

MLS ID:

A2248119

\$674,900



△ WADE GRAHAM

☑ RE/MAX OF LLOYDMINSTER

2 780-808-2700

B

4005 52 Street , Lloydminster , Saskatchewan S9V 2B5

Transaction Type

For Sale

Days On Market

42

Zoning

L1

Subdivision

East Lloydminster

Building TypeFree-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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