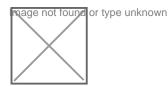


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1, 6310 50TH AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Lloydminster, Alberta

Listing ID: 31955

**MLS ID:** A2254042

\$7.50



**△** BEV SPENCER

(780) 875-5581

■ REAL ESTATE CENTRE

**2** 780-875-5581

r<u>M</u>1

1, 6310 50th Avenue , Lloydminster , Alberta T9V2C9

**Transaction Type** 

For Lease

Zoning

11

**Structure Type** 

Industrial

Legal Plan 782 0790

Building Area (Sq. M.)

168.52

**Electric** 

400 Amp Service

**Access to Property** 

Direct Access, Gravel Road, See

Remarks

Reports

Formal Lease

Title

Fee Simple

Subdivision

Glen E. Neilsen Industrial Park

Property Type

Commercial

Office (Sq. Ft.) 2000.0000

**Construction Type** 

Concrete, Metal Frame, Mixed

Heating

Overhead Heater(s),Floor Furnace,Forced Air,Natural Gas

Inclusions

n/a

**Days On Market** 

2

Year Built

1979

**Property Sub Type** 

Industrial

Building Area (Sq. Ft.)

1814.00

Roof

Asphalt/Gravel

Lot Features

Level, See Remarks

Restrictions

Landlord Approval

Located in Glen E. Nielsen Industrial Park, Lloydminster, AB. Looking for small business warehouse /office space? Bay with mezzanine area and small front office area. Rear OH access (10'x12') door. Bay dimensions are 25'x44'. Zoning is I1. \$7.50/sq. ft plus \$2/sq.ft Common Costs (NNN).

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