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## 7156 56 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lloydminster, Alberta



**Listing ID:**  
31974


**MLS ID:**  
A2253719

**\$12.99**



 **WADE GRAHAM**

 RE/MAX OF LLOYDMINSTER  
 780-808-2700

 7156 56 Street , Lloydminster , Alberta T9V 2W8

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 20
<b>Lease Amount</b> 12.99	<b>Lease Frequency</b> Annually	<b>Subdivision</b> Hill Industrial
<b>Year Built</b> 2013	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 122 4253	<b>Building Area (Sq. Ft.)</b> 12000.00
<b>Building Area (Sq. M.)</b> 1114.83	<b>Lot Size (Sq. Ft.)</b> 43560	<b>Lot Size (Acres)</b> 1.00
<b>Roof</b> Metal	<b>Cooling</b> Central Air	<b>Heating</b> Floor Furnace,Natural Gas,Radiant
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Building Plans

Built in 2013, this steel-frame industrial building offers 12,000 sq. ft. of flexible space for lease. The property features a bright office area with multiple offices, a lunchroom, a boardroom, and a mezzanine for extra storage or workspace. Two 16' x 14' overhead doors provide convenient access for large vehicles and equipment. The building can be leased as the full 12,000 sq. ft. space or 6,000 sq. ft. units, depending on your business needs. This setup is ideal for companies looking for a combination of office and shop space with modern construction and functional design. This peropty is also availalble for purchase.

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