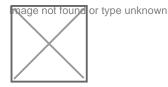


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 7156 56 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Lloydminster, Alberta

Listing ID: 31980

MLS ID: A2254306

\$2,249,999



**△** WADE GRAHAM

- RE/MAX OF LLOYDMINSTER
- **2** 780-808-2700
- 7156 56 Street , Lloydminster , Alberta T9V 3N6

Transaction Type Title Days On Market

For Sale Fee Simple 87

**Zoning** Subdivision Year Built
12 Hill Industrial 2013

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

122 4253 12000.00 1114.83

 Lot Size (Sq. Ft.)
 Lot Size (Acres)
 Roof

 43560
 1.00
 Metal

Cooling Heating Access to Property

Central Air Floor Furnace, Natural Gas, Radiant Paved Road

InclusionsRestrictionsReportsN/ANone KnownBuilding Plans

Built in 2013, this steel-frame industrial building is a versatile investment opportunity. The space includes offices, a lunchroom, a boardroom, and a mezzanine, providing a well-rounded setup for both administrative and operational needs. Four 16' x 14' overhead doors offer easy access for equipment and deliveries. The property can be purchased with the flexibility of keeping one or two tenants in place for immediate rental income, or delivered completely vacant. Use one half for your own business while collecting rent from the other, or maximize the entire building for your operations.

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