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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
 780-808-2700

 7156 56 Street , Lloydminster , Alberta T9V 3N6

Transaction Type	Title	Days On Market
For Sale	Fee Simple	149
Zoning	Subdivision	Year Built
I2	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
Inclusions	Restrictions	Reports
N/A	None Known	Building 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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