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## BAY 4, 5208 62 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lloydminster, Alberta



**Listing ID:**  
32240

**MLS ID:**  
A2259206

**\$7**



 **COLIN CLARKE**  
 (780) 875-9159

 **MUSGRAVE AGENCIES**  
 780-875-9159

 Bay 4, 5208 62 Street , Lloydminster , Alberta T9V 2E4

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 126
<b>Lease Amount</b> 7.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> I1
<b>Subdivision</b> Glen E. Neilsen Industrial Park	<b>Year Built</b> 1979	<b>Structure Type</b> Other
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 8923145
<b>Building Area (Sq. Ft.)</b> 4788.00	<b>Building Area (Sq. M.)</b> 444.82	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Floor Furnace	<b>Access to Property</b> Direct Access
<b>Inclusions</b> Sump, Communication Network, Onsite Parking, Interior Garage	<b>Restrictions</b> None Known	<b>Reports</b> None

3108 Office space and 1680 shop bay of office space located in Glenn E Industrial Park - located on the second level of the building - has been very well cared for. Space includes large reception area, several finished offices, meeting rooms, bathrooms, coffee/kitchen area. Lots of natural lighting. Lot offers ample paved parking and good exposure, NNN lease. Some fenced compound also available. Common cost include; Property Taxes, Building Insurance, Property Management, Natural Gas, Electric, Water & Sewer, Garbage disposal, Snow removal, and yard maintenance.

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