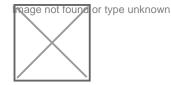


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4702 40 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Lloydminster, Saskatchewan

Listing ID:

32452

MLS ID:

A2263160

\$995,000



**CHRISTOPHER PARSONS** 

**2** (780) 871-2294

■ MUSGRAVE AGENCIES

**2** 780-875-9159

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4702 40 Avenue, Lloydminster, Saskatchewan S9V 2B6

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

2

Zoning

11

Subdivision

East Lloydminster

Building Type Warehouse

Year Built

1980

Structure Type

Property Type Commercial

Property Sub Type

Industrial

**Legal Plan** 102100048

Industrial

Office (Sq. Ft.)

3100.0000

Building Area (Sq. Ft.)

14900.00

Building Area (Sq. M.)

1384.24

Lot Size (Sq. Ft.)

78843

Lot Size (Acres)

1.81

**Construction Type** 

Aluminum Siding ,Brick,Mixed,See

Remarks

Roof

Asphalt Shingle, Metal, See Remarks

**Foundation** 

Slab

Cooling

Central Air

Heating

Floor Furnace, Forced Air, Natural

Gas, Radiant

**Commercial Amenities** 

Boardroom, Cranes

**Access to Property** 

Accessible to Major Traffic Route, Direct

Access, Paved Road

Inclusions

N/A

Restrictions None Known Reports

None

Saskatchewan side industrial in a high traffic location just 3 blocks north of the Yellowhead/44th Street. Zoned I1 – light industrial. 2 buildings totalling 14,900 SF (12,800 SF and 2,100 SF) sitting on +/- 1.81 acres. BUILDING 1 - 12,800 SF – year built 1980, approximately 9,700 SF of shop and the balance office/reception, pylon sign, 3 electric overhead doors 16' wide x 14' tall, forced air heat, 16' ceilings, flat shop floors, 5 offices, storage, reception, staff room including kitchen, washrooms, office area has A/C, 220v 600 amp single phase. BUILDING 2 – 2,100 SF – year built 2013, steel frame, 5,000 lb. overhead bridge crane with 27' span and 60' travel, engineered air synced with heating system, radiant heat, flat floors, 2 electric overhead doors, 16' tall x 14' wide, 120-280 volt 400 amp 3 phase, 23' ceiling at the eaves and 25' at the highest point.

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