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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**
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 780-875-9159

 4702 40 Avenue , Lloydminster , Saskatchewan S9V 2B6

Transaction Type For Sale	Title Fee Simple	Days On Market 2
Zoning I1	Subdivision East Lloydminster	Building Type Warehouse
Year Built 1980	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 102100048	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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