

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.

501077 RR13 AIRPORT ROAD FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Rural Vermilion River, County Of, Alberta



Listing ID:
32469


MLS ID:
A2263592

\$8



 **LANE COLUMBINE**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159


501077 RR13 Airport Road , Rural Vermilion River, County Of , Alberta T9V 3A4

Transaction Type For Lease	Days On Market 82	Lease Amount 8.00
Lease Frequency Annually	Lease Term Renewal Option	Subdivision NONE
Nearest Town Lloydminster	Year Built 2014	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 14480.00
Building Area (Sq. M.) 1345.22	Construction Type See Remarks	Foundation See Remarks
Electric Three Phase	Cooling Central Air	Heating Overhead Heater(s),Floor Furnace,Radiant
Access to Property Direct Access	Inclusions Interior Space, Floor Drains, Onsite Parking, Heavy Floor Loading, Sump	Restrictions None Known
Reports None		

This is a sublease opportunity which is available immediately and comes furnished and ready to occupy. This is a newer building and shows extremely well and its location is just a few minutes west of Lloydminster across from the Lloydminster airport. This building is bright with large windows in the office space and shows extremely well. The office space is 6000 square feet with a large reception/waiting area, lots of storage, 11 offices in varying sizes, 5 bathrooms in the office and 2 bathrooms accessible from the shop location, large coffee room and a large boardroom. The shop space is impressive at 8480 square feet- 3 bays which are accessible via 3- 16' by 18 high overhead doors, there is a total of 5.27 acres of compacted and graveled yard space- fully fenced with security gates, there are 2-2000 gallon septic tanks and a third septic tank on the south side of the building tied to the shop floor sumps. The property features fire suppression via a dugout located on the north side of the property. In addition, in front of the overhead shop doors are concrete aprons, the interior of the shop is tin lined with tube heaters running east/west in each shop bay. There is 3 phase electrical- lots of electrical capacity as this building was originally designed for manufacturing- enough electrical capacity in this building to suite any end user's needs. This is extremely affordable space, and your cost per square foot for a similar building within Lloydminster would be considerably more in the local market than your is cost here.... opportunities like this do not exist anywhere in the local market for a comparable building. Worth taking a closer look| NOTE: for any end user requiring more shop and office space, additional second floor office space and main floor shop space could be made available.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.