

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.

## B, 4201 37 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lloydminster, Saskatchewan



**Listing ID:**  
32865


**MLS ID:**  
A2270704

**\$2,600**



 **WADE GRAHAM**

 RE/MAX OF LLOYDMINSTER  
 780-808-2700

 B, 4201 37 Avenue , Lloydminster , Saskatchewan S9V 1L1

|   |   |  |
|---|---|--|
| <b>Transaction Type</b><br>For Lease        | <b>Days On Market</b><br>62               | <b>Lease Amount</b><br>2600.00                   |
| <b>Lease Frequency</b><br>Monthly           | <b>Sub Lease</b><br>1                     | <b>Zoning</b><br>I2                              |
| <b>Subdivision</b><br>Wigfield Industrial   | <b>Building Type</b><br>See Remarks       | <b>Year Built</b><br>2008                        |
| <b>Structure Type</b><br>Industrial         | <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Industrial           |
| <b>Legal Plan</b><br>83B 13948              | <b>Building Area (Sq. Ft.)</b><br>2800.00 | <b>Building Area (Sq. M.)</b><br>260.13          |
| <b>Lot Size (Sq. Ft.)</b><br>102366         | <b>Lot Size (Acres)</b><br>2.35           | <b>Heating</b><br>Overhead Heater(s),Natural Gas |
| <b>Access to Property</b><br>Allowed Access | <b>Inclusions</b><br>NA                   | <b>Restrictions</b><br>None Known                |
| <b>Reports</b><br>None                      |   |  |

This well-kept shop sits on a large gravel lot inside a gated compound, offering plenty of space for trucks, trailers, and equipment. The building features two 14' overhead doors at the front, a clean concrete floor, and overhead heat to keep the shop comfortable year-round. Inside, there's a main office and a washroom for convenience. The yard is wide open with lots of room to turn around, park, or store materials, and the location gives you easy access in and out of town. A solid, practical shop at a great price. Price includes everything but heat and electric.

**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.