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## 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> For Lease	<b>Days On Market</b> 94	<b>Lease Amount</b> 2600.00
<b>Lease Frequency</b> Monthly	<b>Sub Lease</b> 1	<b>Zoning</b> I2
<b>Subdivision</b> Wigfield Industrial	<b>Building Type</b> See Remarks	<b>Year Built</b> 2008
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 83B 13948	<b>Building Area (Sq. Ft.)</b> 2800.00	<b>Building Area (Sq. M.)</b> 260.13
<b>Lot Size (Sq. Ft.)</b> 102366	<b>Lot Size (Acres)</b> 2.35	<b>Heating</b> Overhead Heater(s),Natural Gas
<b>Access to Property</b> Allowed Access	<b>Inclusions</b> NA	<b>Restrictions</b> None Known
<b>Reports</b> 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.

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