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## 5520 59 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lloydminster, Alberta



**Listing ID:**  
32936


**MLS ID:**  
A2271513

**\$1,100,000**



 **BRIAN KIMMEL**  
 (780) 808-2700

 **RE/MAX OF LLOYDMINSTER**  
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 5520 59 Avenue , Lloydminster , Alberta T9V 0C7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 87
<b>Zoning</b> I2	<b>Subdivision</b> Hill Industrial	<b>Year Built</b> 1969
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 9921703	<b>Building Area (Sq. Ft.)</b> 8625.00	<b>Building Area (Sq. M.)</b> 801.28
<b>Lot Size (Sq. Ft.)</b> 130680	<b>Lot Size (Acres)</b> 3.00	<b>Construction Type</b> Metal Frame
<b>Heating</b> Floor Furnace,Radiant	<b>Commercial Amenities</b> Floor Drain(s)/Grease Trap(s),Parking-Extra	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> Legal Description	

8625 sq. ft. building 6800 sq. ft shop area and 1825 sq. ft. office space,3 phase power on just over 3 acres that is fenced and well packed with good drainage.

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