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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**  
 780-808-2700

 **5520 59 Avenue , Lloydminster , Alberta T9V 0C7**

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