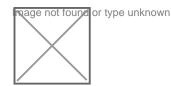


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **1,4807 40 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



Location

Lloydminster, Saskatchewan

Listing ID:

33206

MLS ID:

A2272952

\$14



**CHRISTOPHER PARSONS** 

**2** (780) 871-2294

■ MUSGRAVE AGENCIES

**2** 780-875-9159

rM1

1, 4807 40 Avenue , Lloydminster , Saskatchewan S9V 2B7

**Transaction Type** 

For Lease

Title

Fee Simple

**Days On Market** 

21

**Lease Amount** 

14.00

Lease Frequency

Annually

Zoning

11

Subdivision

Sask Industrial

**Building Type** Warehouse

Year Built 2006

**Structure Type** 

Industrial

**Property Type** 

Commercial

625.0000

Industrial

**Property Sub Type** 

Building Area (Sq. Ft.)

Legal Plan

101874270

Office (Sq. Ft.)

5000.00

Building Area (Sq. M.)

464.51

**Construction Type** 

Metal Frame

Cooling Central Air

Heating Hot Water **Access to Property** 

**Inclusions** 

N/A

**Direct Access** 

Restrictions Reports None Known None

Available immediately! 5,000 square feet (SF) with 2 bays including a 100' drive thru! This lease space is in an excellent location providing great visibility along the 40th Avenue truck route and easy access being located just north of HWY 16 (44th Street). Highway 17 (50th Avenue) can also be easily accessed. THE LEASE SPACE INCLUDES: 100' drive thru bay with a trench drain and 16'x16' overhead doors, 2nd bay has approximately 70' of depth with a sump and 16'x16' overhead door, approx. 690 SF of mezzanine space currently set up as a staff area and includes laundry hook ups, main floor office (19'4x11'), 3 piece bathroom with shower, 18' ceilings at the center, floor heat, 3 phase power (120/240), fenced compound (approx. 150'x60') plus the possibility of additional yard space. The rest of this building is occupied by 3 Guys Truck Wash.

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