

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.

4604 62 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lloydminster, Alberta



Listing ID:
34754


MLS ID:
A2299535

\$10.95



 **CHRISTOPHER PARSONS**
 (780) 871-2294

 **MUSGRAVE AGENCIES**
 780-875-9159

 4604 62 Avenue , Lloydminster , Alberta T9V 2G2

Transaction Type For Lease	Days On Market 62	Lease Amount 10.95
Lease Frequency Annually	Zoning I2	Subdivision Hill Industrial
Building Type Warehouse	Year Built 1976	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 9724328
Office (Sq. Ft.) 10448.0000	Building Area (Sq. Ft.) 32232.00	Building Area (Sq. M.) 2994.43
Construction Type Metal Frame	Electric Three Phase,600 Amp Service	Cooling Central Air
Heating Overhead Heater(s),Floor Furnace,Forced Air,Natural Gas,Other,Radiant	Access to Property Direct Access	Inclusions Sump, Onsite Parking, Overhead Crane, Fenced Compound
Restrictions None Known	Reports None	

Prime location for this Lloydminster industrial property. 32,232 square feet available just north of 44th Street (HWY 16). Featuring 21,784 square feet of shop and 10,448 square feet of office. The shop space measures 100' wide by approximately 200' deep and includes 3 – 12'x16'(WXH) overhead doors, 3 phase 4 wire 600 amp 347 volt power, bridge crane, radiant heat and 23'6 ceiling height at the centre and 19'8 at the eaves. The 2 levels of office space include multiple offices and washrooms, board rooms, kitchen areas and reception on each floor and is serviced by forced air heating and central A/C. Fenced compound with mainly paved parking area and yard space. Access to the yard space is shared with the tenant occupying the back part of the building.

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.