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7156 56 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Lloydminster, Alberta



Listing ID:
34848


MLS ID:
A2300823

\$2,249,999



 **WADE GRAHAM**

 RE/MAX OF LLOYDMINSTER
 780-808-2700

 7156 56 Street , Lloydminster , Alberta T9V 3N6

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning Medium Industrial	Subdivision Hill Industrial	Year Built 2013
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 122 4253	Building Area (Sq. Ft.) 12.00	Building Area (Sq. M.) 1.11
Lot Size (Sq. Ft.) 43560	Lot Size (Acres) 1.00	Roof Metal
Cooling Central Air	Heating Floor Furnace,Natural Gas,Radiant	Access to Property Paved Road
Inclusions N/A	Restrictions None Known	Reports None

Built in 2013, this steel-frame industrial building is a versatile investment opportunity. Two spaces of 6,000 square feet each for a total of 12,000 square feet total plus mezzanine. Each side includes offices, a lunchroom, a boardroom, and a mezzanine, providing a well-rounded setup for both administrative and operational needs. Four 16' x 14' overhead doors offer easy access for equipment and deliveries. The property can be purchased with the flexibility of keeping one tenants in place for immediate rental income, or delivered completely vacant. Use one half for your own business while collecting rent from the other, or maximize the entire building for your operations.

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