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2711 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lloydminster, Saskatchewan



Listing ID:
34927

MLS ID:
A2303059

\$775,000



 **CHRISTOPHER PARSONS**
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 2711 50 Avenue , Lloydminster , Saskatchewan S9V 2A8

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning C2	Subdivision Aurora	Building Type Office Building, Warehouse
Year Built 2006	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 101905589	Building Area (Sq. Ft.) 7400.00
Building Area (Sq. M.) 687.48	Lot Size (Sq. Ft.) 23522	Lot Size (Acres) 0.54
Construction Type Metal Siding , Wood Frame	Roof Metal	Foundation Slab
Electric Three Phase	Cooling Central Air	Heating Floor Furnace, Natural Gas, Radiant
Lot Features Paved	Commercial Amenities Boardroom, Dock Loading, Floor Drain(s)/Grease Trap(s), Freezer(s), Storefront	Access to Property See Remarks
Inclusions N/A	Restrictions None Known	Reports None

Home of Culligan Water, this 7,400 square foot building sits on +/- 0.54 acres and is conveniently located in a SK side commercial area. It is surrounded by professional services, retail and easy access to other amenities and residential neighbourhoods. Perfectly set up for shipping and receiving, the shop is accessed by way of 1- 10'x8' dock door and 2 – 12'x12' overhead electric doors. The shop also features: 17' ceilings, trench drain, mezzanine (approx. 49'9"x12'6") radiant heat and a 3-piece washroom. The office area features: retail area (32'x23'6"), boardroom, 2 offices, lunch room, 2-piece bathroom and central A/C. There are several paved parking stalls including the ability to add more parking at the back (east side) of the building. Zoned C2 – Highway Corridor Commercial.

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