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## 5109 41 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Lloydminster, Alberta



**Listing ID:**  
20766


**MLS ID:**  
A2046025

**\$10.95**



 **DEB KENT-FLECK**  
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 **MUSGRAVE AGENCIES**  
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 5109 41 Street , Lloydminster , Alberta T9V 1P7

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 360
<b>Lease Amount</b> 10.95	<b>Lease Frequency</b> Monthly	<b>Zoning</b> I1
<b>Subdivision</b> West Lloydminster City	<b>Building Type</b> Warehouse	<b>Year Built</b> 1991
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse
<b>Legal Plan</b> 7622291	<b>Building Area (Sq. Ft.)</b> 22240.00	<b>Building Area (Sq. M.)</b> 2066.15
<b>Footprint (Sq. Ft.)</b> 22224	<b>Construction Type</b> Concrete,Mixed	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> Poured Concrete	<b>Cooling</b> None	<b>Heating</b> Forced Air,Natural Gas,Radiant
<b>Lot Features</b> City Lot,Cleared,Level	<b>Commercial Amenities</b> Compacted Yard	<b>Access to Property</b> Major Shopping Nearby,Paved Road,Two-Way Access,Visual Exposure
<b>Inclusions</b> n/a	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> None

22,224 sq. ft. mainly consisting of open shop area of approx 18,800 sq. ft. and the remainder includes some offices (with forced air heat), bathrooms (men and women), storage areas and utility room. The shop has radiant heat tubes, all concrete flooring, drains, 14 overhead doors (14 high by 22 feet wide) and 8 steel man doors throughout and mixed lighting of sodium vapor and florescent. All this located on a 3.98 acre rectangular lot with chain link perimeter. fencing. There is a large concrete pad to the north of the building and concrete aprons/walkways surrounding building.

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