# \$1,100,000 - 4702 40 Avenue, Lloydminster

MLS® #A2170558

### \$1,100,000

0 Bedroom, 0.00 Bathroom, Commercial on 1.81 Acres

East Lloydminster, Lloydminster, Saskatchewan

Saskatchewan side industrial in a high traffic location just 3 blocks north of the Yellowhead/44th Street. Zoned I1 â€" light industrial. 2 buildings totalling 14,900 SF (12,800 SF and 2,100 SF) sitting on +/- 1.81 acres. BUILDING 1 - 12,800 SF â€" year built 1980, approximately 9,700 SF of shop and the balance office/reception, pylon sign, 3 electric overhead doors 16' wide x 14' tall, forced air heat, 16' ceilings, flat shop floors, 5 offices, storage, reception, staff room including kitchen, washrooms, office area has A/C, 220v 600 amp single phase. BUILDING 2 â€" 2,100 SF â€" year built 2013, steel frame, 5,000 lb. overhead bridge crane with 27' span and 60' travel, engineered air synced with heating system, radiant heat, flat floors, 2 electric overhead doors, 16' tall x 14' wide, 120-280 volt 400 amp 3 phase, 23' ceiling at the eaves and 25' at the highest point.

Built in 1980

#### **Essential Information**

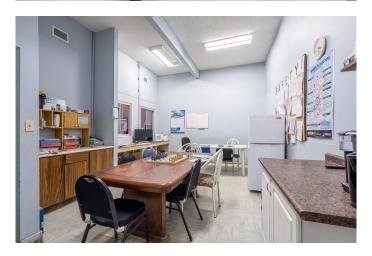
MLS® # A2170558 Price \$1,100,000

Bathrooms 0.00 Acres 1.81 Year Built 1980

Type Commercial







Sub-Type Industrial Status Active

## **Community Information**

Address 4702 40 Avenue
Subdivision East Lloydminster

City Lloydminster
County Lloydminster
Province Saskatchewan

Postal Code S9V 2B6

Interior

Heating Forced Air, Natural Gas, Radiant, See Remarks

Cooling Central Air

**Exterior** 

Roof Asphalt Shingle, Metal, See Remarks

Construction Aluminum Siding, Brick, Mixed, See Remarks

Foundation Slab

#### **Additional Information**

Date Listed October 3rd, 2024

Days on Market 344

Zoning I1

### **Listing Details**

Listing Office MUSGRAVE AGENCIES

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