



Bay 4, 5208 62 Street  
Lloydminster, Alberta

MLS # A2259206



**\$7 per sq.ft.**

**Division:** Glen E. Nielsen Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,788 sq.ft.

**Zoning:** I1

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** Floor Furnace

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Sump, Communication Network, Onsite Parking, Interior Garage

3108 Office space and 1680 shop bay of office space located in Glenn E Industrial Park - located on the second level of the building - has been very well cared for. Space includes large reception area, several finished offices, meeting rooms, bathrooms, coffee/kitchen area. Lots of natural lighting. Lot offers ample paved parking and good exposure, NNN lease. Some fenced compound also available. Common cost include; Property Taxes, Building Insurance, Property Management, Natural Gas, Electric, Water & Sewer, Garbage disposal, Snow removal, and yard maintenance.