

**4702 40 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2170558**



# \$1,100,000

**Division:** East Lloydminster

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,900 sq.ft.

**Zoning:** I1

**Heating:** Forced Air, Natural Gas, Radiant, See Remarks

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle, Metal, See Remarks

**Utilities:** -

**Exterior:** Aluminum Siding , Brick, Mixed, See Remarks

**Parking:** -

**Water:** -

**Lot Size:** 1.81 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Saskatchewan side industrial in a high traffic location just 3 blocks north of the Yellowhead/44th Street. Zoned I1 &ndash; 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 &ndash; 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 &ndash; 2,100 SF &ndash; 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.