



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7156 56 Street
Lloydminster, Alberta

MLS # A2300823



\$2,249,999

Division: Hill Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12 sq.ft.

Zoning: Medium Industrial

Heating: Floor Furnace, Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.00 Acre

Lot Feat: -

Built in 2013, this steel-frame industrial building is a versatile investment opportunity. Two spaces of 6,000 square feet each for a total of 12,000 square feet total plus mezzanine. Each side includes offices, a lunchroom, a boardroom, and a mezzanine, providing a well-rounded setup for both administrative and operational needs. Four 16' x 14' overhead doors offer easy access for equipment and deliveries. The property can be purchased with the flexibility of keeping one tenants in place for immediate rental income, or delivered completely vacant. Use one half for your own business while collecting rent from the other, or maximize the entire building for your operations.