



2711 50 Avenue
Lloydminster, Saskatchewan

MLS # A2303059



\$775,000

Division:	Aurora
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	7,400 sq.ft.
Zoning:	C2

Heating:	Floor Furnace, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Siding , Wood Frame	Parking:	-
Water:	-	Lot Size:	0.54 Acre
Sewer:	-	Lot Feat:	Paved
Inclusions:	N/A		

Home of Culligan Water, this 7,400 square foot building sits on +/- 0.54 acres and is conveniently located in a SK side commercial area. It is surrounded by professional services, retail and easy access to other amenities and residential neighbourhoods. Perfectly set up for shipping and receiving, the shop is accessed by way of 1- 10' dock door and 2 - 12' overhead electric doors. The shop also features: 17' ceilings, trench drain, mezzanine (approx. 49'x12'x6'), radiant heat and a 3-piece washroom. The office area features: retail area (32'x23'x6'), boardroom, 2 offices, lunch room, 2-piece bathroom and central A/C. There are several paved parking stalls including the ability to add more parking at the back (east side) of the building. Zoned C2 - Highway Corridor Commercial.