



**GRASSROOTS**  
REALTY GROUP

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6002 50 Avenue  
Lloydminster, Alberta

MLS # A2306013



**\$1,200,000**

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

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,248 sq.ft.

**Zoning:** BT

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Opportunity awaits to own this highly visible 2 story multi use building located right off HWY 17 north. Easy access and an abundance of parking makes this a perfect place to mover your business. Situated on 1.09 acres, the front 2 story building has a combined square footage of 7752 square feet with a mix of office and retail possibilities for future owners. There is a 24'X40 two story bay located on the main floor- perfect for a future shipping and receiving space. In the back space there is a three bay 3500 square foot building with divisions between three spaces- all with possibility of having their own washroom.... Purchase the building and have the detached building to grow in to, or lease as an income producing property. These are well maintained properties. capable of being redesigned or retrofit on the interior to accommodate your specific use. NOTE: Seller's would consider subdividing the two buildings in to separate lots and sold individually with the rear building having a value of \$450,000 on its own lot, and the 2 story building facing the hwy having a value of \$750,000.00.