



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5109 41 Street
Lloydminster, Alberta

MLS # A2329701



\$3,100,000

Division: Southridge

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 22,240 sq.ft.

Zoning: GC

Heating: Floor Furnace, Radiant

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 3.97 Acres

Lot Feat: City Lot, Corner Lot

Prime redevelopment land in the heart of Lloydminster's commercial district. This property features 3.95 acres of land and a 22,240 square foot building which is easily retrofitted in to individual commercial bays that can be rented or sold through conversion to a condominium title. This property is potential plus with enough land develop the site into several standalone buildings which could be leased or sold if the property was subdivided into smaller parcels. Many potential end uses are possible. The current building has a small office area approximately 3440 square feet, bathrooms and large open shop area with over 18,800 square feet. There are 14 grade doors with drive through bay possibilities, with the grade doors measuring 14' by 22'. There is enough power to accommodate most end users, and the shop is heated with several tube style radiant heaters which run east/west. If you are a developer, this property should be on your radar-if you have a use for current building then this is a great holding property which will be ready for redevelopment when you feel the timing is right.