



GRASSROOTS
REALTY GROUP

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3807 9 Street
Rural, Saskatchewan

MLS # A2335250



\$1,299,000

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,280 sq.ft.

Zoning: I1

Heating: Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.09 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

RARE 2+ ACRE INDUSTRIAL PROPERTY WITH 6,000 SQ. FT. SHOP & MINUTES FROM LLOYDMINSTER! Looking for the space, location, and infrastructure to take your business to the next level? This exceptional industrial property is a must-see! Situated on just over 2 acres of fully graveled and fenced yard, this property combines a professional office, large heated shop, substantial yard space, and future expansion opportunities all located just 1 minute from Lloydminster with paved access right to the gates. The property features a 1,280 sq. ft. RTM office building with four private offices, a conference room, lobby, and coffee bar, providing a professional and functional environment for staff, management, and clients. The 6,000 sq. ft. heated shop measures 60'x100' and offers: 100' drive thru bay, 4 bays 60' deep, six 16' wide x 14' high overhead doors, parts room with a 10'x8' overhead door, 20'5" roof height, radiant heat, floor sumps, metal clad walls and ceiling. Mezzanine space that includes 2 offices, partially completed washroom, staff room, and roughins for future kitchen. This mezzanine space could be used as living quarters subject to municipal approval. One of the shop bays features thicker concrete with enhanced rebar reinforcement, designed to accommodate a future semi-truck lift. The shop is currently serviced with 220-volt power throughout, with the capability to be converted to three-phase power for future business needs. The property also comes with designs and plans for a future 5,000 sq. ft. tent storage shop and includes power trenched to the future build site. With over 2 acres of secure yard space, a large heated shop, six overhead doors, reinforced concrete designed with future heavy-duty use in mind, dedicated office facilities, excellent access, and significant expansion potential, this property is ideally suited for

contractors, trucking and transportation companies, equipment operators, mechanical businesses, industrial users, and investors looking for a strategic location close to Lloydminster.