



GRASSROOTS
REALTY GROUP

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4201 52 Street
Lloydminster, Saskatchewan

MLS # A2337127



\$1,099,900

Division: East Lloydminster

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,600 sq.ft.

Zoning: BT

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.10 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional Saskatchewan-side industrial property offering a rare combination of building size, secure yard space, business exposure, and flexible occupancy options. Situated on 1.10 acres, this property features a 9,600 sq. ft. industrial building with a fully fenced and compacted gravel yard designed to accommodate a wide range of commercial and industrial operations. Constructed in 1981, the building offers three-phase power, radiant heat, a metal frame structure, a metal roof, and 7 - 12' x 14' overhead doors. Separate gas and electrical services provide excellent flexibility for owner-users, investors, or future multi-tenant occupancy. Originally designed as five individual bays of approximately 1,920 sq. ft. each, the current configuration includes one owner-occupied bay, one separately leasable bay, and a larger 5,760 sq. ft. shop area that could accommodate a variety of industrial users. The property's BT (Business Transition) zoning permits numerous commercial and light industrial uses, including contractor services, manufacturing, distribution, warehousing, automotive operations, office space, retail, and service-based businesses. This property is ideally suited for contractors, transportation companies, oilfield service businesses, equipment operators, fabrication shops, manufacturing operations, and distribution users seeking a highly functional industrial property in a well-established Lloydminster location. Leasing options are available: 1920 square feet - 7680 square feet.