



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4702 62 Avenue
Lloydminster, Alberta

MLS # A2340309



\$1,350,000

Division: West Lloydminster

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 15,400 sq.ft.

Zoning: BT

Heating: Overhead Heater(s), Floor Furnace, Natural Gas

Floors: -

Roof: -

Exterior: Metal Frame, Wood Frame

Water: -

Sewer: -

Inclusions: fixtures

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.18 Acres

Lot Feat: -

Commercial industrial building for sale with easy access on the ring road / truck route across from ADM. Built in 1975 with an addition in 1982, this 15,400 square foot building includes a bright reception area, four offices, three washrooms and a board room for day-to-day business. The warehouse / shop area has 20' ceilings and includes ten 14' wide and 16' high overhead doors with two drive through bays. This shop provides warmth with radiant heat and unit heaters. There are roof mounted air exchangers and exhaust systems. Electrical service is 220 volts, 600 AMP power. Included are two overhead cranes, one two-ton and one five-ton capacity. The 1200 square foot mezzanine in the shop can be utilized as a meeting space, additional offices or storage. This 1.18-acre parcel of land is partially fenced and provides plenty of space for storage of equipment and parking. Schedule your viewing appointment today!