

\$10 - 4702 40 Avenue, Lloydminster

MLS® #A2178918

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 1.81 Acres

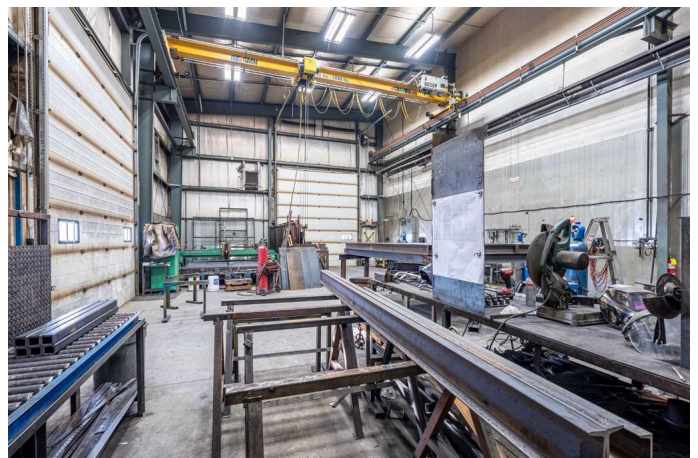
East Lloydminster, Lloydminster,
Saskatchewan

Saskatchewan side industrial in a high traffic location just 3 blocks north of the Yellowhead/44th Street. Zoned I1 "light industrial. 2 buildings totalling 14,900 SF (12,800 SF and 2,100 SF) sitting on +/- 1.81 acres. BUILDING 1 - 12,800 SF "year built 1980, approximately 9,700 SF of shop and the balance office/reception, pylon sign, 3 electric overhead doors 16'™ wide x 14'™ tall, forced air heat, 16'™ ceilings, flat shop floors, 5 offices, storage, reception, staff room including kitchen, washrooms, office area has A/C, 220v 600 amp single phase. BUILDING 2 " 2,100 SF "year built 2013, steel frame, 5,000 lb. overhead bridge crane with 27'™ span and 60'™ travel, engineered air synced with heating system, radiant heat, flat floors, 2 electric overhead doors, 16'™ tall x 14'™ wide, 120-280 volt 400 amp 3 phase, 23'™ ceiling at the eaves and 25'™ at the highest point.

Built in 1980

Essential Information

| | |
|------------|------------|
| MLS® # | A2178918 |
| Price | \$10 |
| Bathrooms | 0.00 |
| Acres | 1.81 |
| Year Built | 1980 |
| Type | Commercial |



| | |
|----------|------------|
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 4702 40 Avenue |
| Subdivision | East Lloydminster |
| City | Lloydminster |
| County | Lloydminster |
| Province | Saskatchewan |
| Postal Code | S9V 2B6 |

Interior

| | |
|---------|--|
| Heating | Floor Furnace, Natural Gas, Other, Radiant |
| Cooling | Central Air |

Exterior

| | |
|--------------|---|
| Roof | Metal, Asphalt Shingle |
| Construction | Mixed, Aluminum Siding, Brick, Other, See Remarks |
| Foundation | Slab |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 12th, 2024 |
| Days on Market | 177 |
| Zoning | I1 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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