



TRICAN LLOYDMINSTER
6013 - 52 Avenue, Lloydminster, AB

FOR SALE

PROPERTY HIGHLIGHTS

- 13,500 Sq.Ft. (+/-) building on 3.10 acres (+/-)
- Plus 7,000 Sq.Ft. (+/-) storage building
- Multiple grade loading doors with two drive-through bays
- Wash bay, floor drains, and sumps
- Excellent accessibility – 3 access points for trucks and equipment
- Fully fenced/gated yard

PROPERTY HIGHLIGHTS

- In-floor heating in shop
- 4 x Hotsy Wash units with Foamer system
- Air compressor, air lines
- Oil dispensing station
- Certified Fire Extinguishers
- Assorted shelving / lockers / chattels



PROPERTY INFORMATION

MUNICIPAL ADDRESS:	6013 - 52 Avenue, Lloydminster, AB
LEGAL ADDRESS:	Plan 8323030, Block 9, Lot 19 Plan 8420775, Block 9, Lot 20
ZONING:	Rural Medium Industrial (IM)
SIZE:	13,500 Sq.Ft. (+/-)
Office:	2,500 Sq.Ft. (+/-)
Warehouse:	11,000 Sq.Ft. (+/-) • 5 x grade loading bays • 2 drive-thru bays (including wash bay)
Storage:	7,000 Sq.Ft. (+/-) • 3 x grade loading doors
YARD:	3.10 acres site (+/-)
PARKING:	Ample surface parking
POSSESSION:	Immediate/Negotiable
POWER:	350 Amp, 120/208 V, 3 Phase (TBC)
CEILING HEIGHT:	21' (TBC)
HEAT:	Radiant
FLOOR DRAINS/SUMPS:	Yes
SALE PRICE:	\$1,950,000

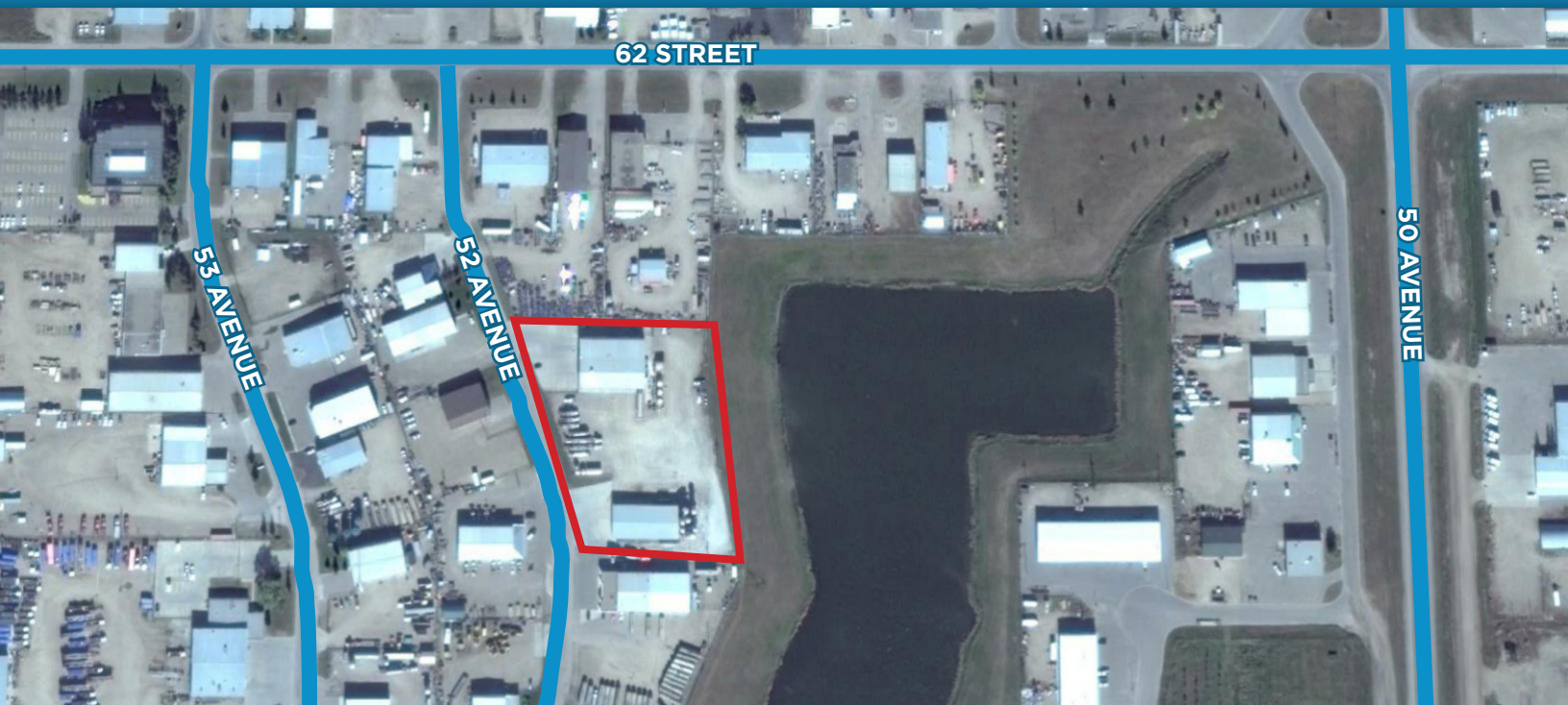
MORE INFORMATION

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