FOR SALE 11,500 Sq. Ft. (+/-) on 1.2 AC (+/-)



MOTIVATED VENDOR

5102 - 62 Street, Lloydminster, AB

FREE-STANDING BUILDING AND YARD Property Highlights

• Multiple offices/boardroom

- Reception/open work area
- Fenced and gated, graveled yard
- Lunchroom
- Electronic security locks
- Wash Bay

780.488.0888

• Trench Drain with Dual Compartment Sump

#1200, 10117 Jasper Aven Edmonton, AB T5J 1W8

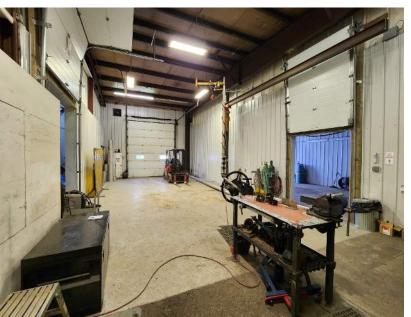


FOR SALE FREE-STANDING BUILDING AND YARD













FOR SALE FREE-STANDING BUILDING AND YARD



Property Information

Municipal Address	5102 - 62 Street, Lloydminster, AB		Co
			Lee E
Legal Address:	Plan 7820790; Block 6; Lot 1		Asso Cell:
Building Size:	11,500 Sq.Ft (+/-)		Direc lee@
Site Size:	1.2 Acres (+/-)		Richa
Zoning:	IL (Light Industrial)		Presi Cell:
Parking:	Ample surface parking		Direc richa
Power:	ТВС		пспа
Crane:	1 Ton Jib Crane	The -	
Heating:	Forced air heating		7
Ceiling Height:	14' Clear		
Loading:	Seven 12' x 14' Grade	1. 由	
Possession:	Immediate/negotiable		
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Purchase Price:	\$1,955,000.00 (\$170/Sq. Ft.)	6	
	\$1,750,000.00 (\$152/Sq. Ft.)	IT I	- 1
Property Taxes:	твс		
Airport		6	2 St
Lloydminster RV Haven			
Township Rd 502	Township Rd 502	15	67 St

75 Ave

Contact

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Richard Lizotte

President/Broker Cell: 780.292.1871 Direct: 780.784.5360 richard@lizotterealestate.com

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