

# \$1,100,000 - 4702 40 Avenue, Lloydminster

MLS® #A2170558

**\$1,100,000**

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® #	A2170558
Price	\$1,100,000
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	Forced Air, Natural Gas, Radiant, See Remarks
Cooling	Central Air

### Exterior

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

### Additional Information

Date Listed	October 3rd, 2024
Days on Market	342
Zoning	I1

### Listing Details

Listing Office	MUSGRAVE AGENCIES
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