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## 5204 63 Avenue Lloydminster, Alberta

MLS # A2250130



\$2,575,000

Division: Hill Industrial Type: Industrial **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 14,000 sq.ft. Zoning:

Addl. Cost: **Heating:** Floor Furnace, Radiant Floors: **Based on Year:** Roof: **Utilities: Exterior:** Parking: Metal Frame Water: Lot Size: 3.03 Acres Sewer: Lot Feat:

Inclusions:

n/a

Well built 14,000 sq ft shop on 3.03 fenced acres. The 12,500 sq. ft shop features service bay with pit, designated wash bay, 6-18x18 OHD,2-16x16 OHD, 1-14x16 OHD. The office area has large reception, board room, kitchen and offices on the main floor and a 1500 sq.ft. mezzanine with 4 offices.