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## 5106 63 Street Lloydminster, Alberta

n/a

MLS # A2259435



\$799,000

Glen E. Neilsen Industrial Park Division: Type: Industrial **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 6,680 sq.ft. Zoning: Medium Industrial

Addl. Cost: **Heating:** Floor Furnace, Radiant Floors: **Based on Year:** Roof: **Utilities: Exterior:** Metal Frame Parking: Water: Lot Size: 1.03 Acres Sewer: Lot Feat: Inclusions:

Great location for this property total of 6680 sq,ft. Main building is 4680 sq,3200 shop area with 3 -14W X16H OHDs', one and half ton crane, 3 phase power. The office area is 1400 sq.ft and has 3 offices, washroom and reception area. There is a mezzanine with 1 office and kitchen area. The second building is 2000sq. ft with concrete floor 1-18W X14H OHD. 3 phase power and radiant heat. Property is perimeter fenced and the lot is hard packed.