

# \$10 - 4702 40 Avenue, Lloydminster

MLS® #A2178918

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.81 Acres

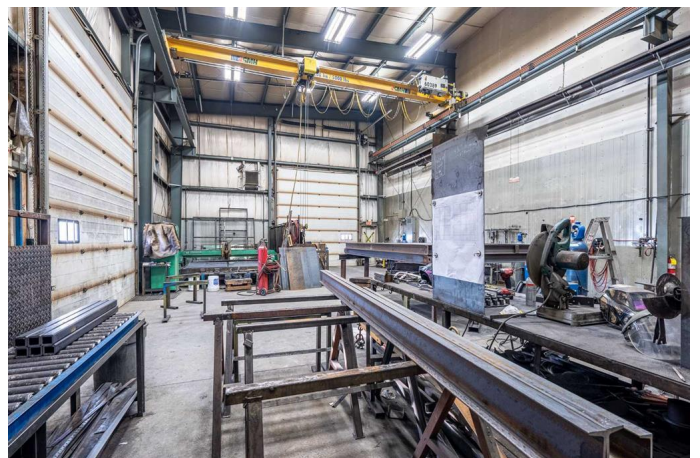
East Lloydminster, Lloydminster,  
Saskatchewan

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® #	A2178918
Price	\$10
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	Natural Gas, Radiant, Floor Furnace, Other
Cooling	Central Air

### Exterior

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

### Additional Information

Date Listed	November 12th, 2024
Days on Market	160
Zoning	I1

### Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.