

FOR SALE

6006 - 53 AVENUE
LLOYDMINSTER, AB T9V 2T1



Scott Dopfo
Realtor®

MUSGRAVE AGENCIES
1202 - 50 AVE
LLOYDMINSTER, AB T9V 0Y1
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ZONING	LEGAL DESCRIPTION	PRICE
I2, MEDIUM INDUSTRIAL	Lot 7, Block 8, Plan 8220820	\$1,400,000
GLEN E. NEILSEN INDUSTRIAL PARK	YEAR BUILT: 1995	SQUARE FEET: 10,200

- Industrial building with just under 3-acres of fenced compound
- Features include 80' x 80' shop with in-floor heating and (7) 14' x 16' bay doors, 80' x 25' wash bay with 14' x 16' overhead doors and 1,800 SF of office space.
- Office space consists of 4-large offices, 2 washrooms, kitchen & reception

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