

**50139 RR3274 Rural, SK SOM 1R0**

**Commercial**  
**Active** [A2140257](#)

**PD:** **DOM:** 3 **LP:** \$575,000.00  
**LR:**  
**OP:** \$575,000.00



**Trans Type:** For Sale  
**County:** Saskatchewan  
**Type:** Industrial  
**Bus Type:**  
**Building Type:** See Remarks  
**Subdivision:** NONE  
**LINC#:**  
**Legal Pln:** 101907301 **Blk:** 1  
**Title:** Fee Simple  
**City:** Rural  
**SQFT:** 5,314  
**Year Built:** 1995  
**Business:** No  
**# Floors:**  
**# Buildings:**  
**Lot:** 4  
**Zoning:** IND  
**Lot Size:** 4.10 Ac  
**Tax Amt:** \$8,366.82  
**Exclusions:** No  
**Tax Year:** 2024  
**Reports:** Call Lister  
**SRR:** No  
**Restrictions:** Call Lister  
**Leg Unit #:**  
**Disclosure:**  
**Owner Type:**  
**Possession:** Negotiable

Recent Change: **06/11/2024 : NEW**

**Public Remarks:** Located approximately 7 KM east and north of Lloydminster, this property is the perfect fit for your trucking company. Straight north of HWY 303 on RR 3274 you will find this fully fenced +/- 4.1 acre site with 2 shops. SHOP #1 is measures 40' wide by 80' long and includes: 15'6" ceiling height, 2 - 14'x14' electric overhead doors, floor sump, radiant heat, 2-piece bathroom, staff/board room & 2 offices on the main. The 2nd level/mezzanine includes a locker room, staff/lunch room and office. SHOP #2 is a 30'x50' wash bay and it includes: 15'9" ceiling height, 1 - 14'x14' electric overhead door, floor heat with forced air back up, trench drain. There is also a house on the property to meet zoning requirements. PROPERTY IS AVAILABLE FOR LEASE AS WELL

**Property Information**

<b>Building Area:</b> 5,314.00	<b>Nearest Town:</b>	<b>Frontage:</b>
<b>Footprint SF:</b>	<b>Foundation:</b> See Remarks	<b>Live Work:</b>
<b>Builder Name:</b>	<b>Roof:</b> Metal	<b>ASPARP:</b>
<b>Electric:</b>	<b>Cooling:</b> None	
<b>Construct Type:</b> Metal Siding , See Remarks, Wood Frame		
<b>Exclusions:</b> N/A		
<b>Heating:</b> Floor Furnace, Forced Air, Natural Gas, Radiant		
<b>Lot Features:</b> Other, See Remarks		
<b>Inclusions:</b> N/A		
<b>Lease Rate SM:</b>	<b>Lse Rate SF:</b>	<b>Lse Measure:</b> Square Feet

**Parking Information**

<b>Total Parking:</b> 15	<b>Energized:</b>	<b>Common:</b>
<b>Parking:</b> 15		