

# FOR LEASE

**1.18 ACRES**  
**12,800 SF + 2,100 SF**  
Industrial Property



**4702 40 AVENUE**

Lloydminster, SK

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Royal LePage® Musgrave Agencies

1202 50th Avenue, Lloydminster, AB  
Independently Owned & Operated

# PROPERTY OVERVIEW

**\$9.50/SF**

## Property Features

- Exceptional opportunity
- 2 Buildings totaling 14,900 SF (12,800 SF & 2100 SF)
- Building One:
  - 12,800 SF built in 1980, approximately 9,700 SF of shop and the balance office/reception/staff room/kitchen
  - Pylon sign, 3 electric overhead doors 16' W x 14' H, 16' ceilings
- Building Two:
  - 2,100 SF built in 2013, steel frame
  - 5000 lb overhead bridge crane with 27' span & 60' travel
  - 2 electric overhead doors 14' W x 16' H

# PROPERTY OVERVIEW

## Property Overview

- Legal Description: Plan 102100048, Block 51, Lot 6
- Year Built: 1980 & 2013
- Zoning: Industrial
- Lot Size: 1.18 Acres
- Building Size: 12,800 SF & 2,100 SF
- Power: Three Phase
- Heating: Forced Air, Natural Gas, Radiant
- Cooling: Central Air in Front Office
- Property Taxes 2021: \$18,210.98
- MLS #: A2178918



# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS



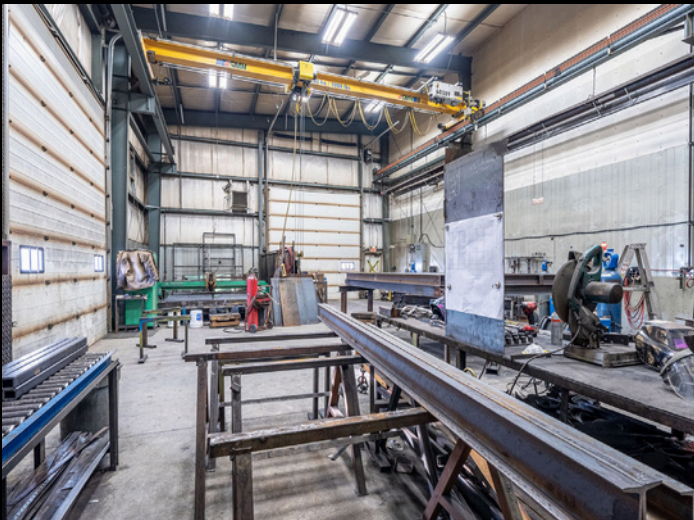


# PROPERTY PHOTOS



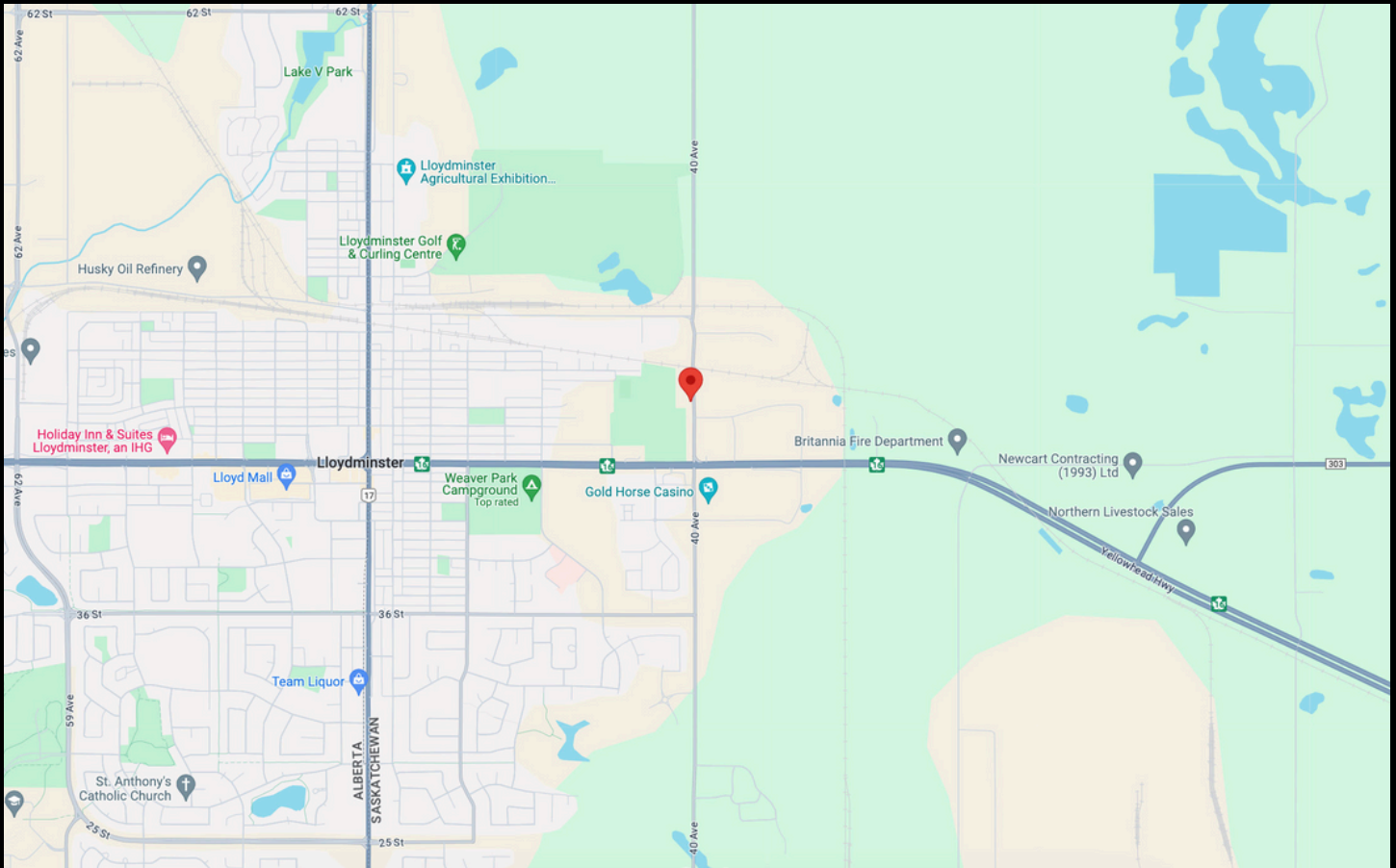


# PROPERTY PHOTOS





# LOCATION MAP



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