

# FOR SALE

39 PRODUCTION AVENUE  
COUNTY OF VERMILION RIVER, AB



**MUSGRAVE AGENCIES**  
1202 - 50 AVE  
LLOYDMINSTER, AB T9V 0Y1  
780-875-9159 / C: 306-830-9740



## ZONING

## LEGAL DESCRIPTION

## PRICE

INDUSTRIAL

Lot 8, Block 2, Plan 8521590

\$995,000.00

DEVONIAN BUSINESS PARK

**2024 TAXES: \$15,298**

**SQUARE FOOTAGE: 6,000**

- 6,000 SF Industrial Building
- Located just minutes west of Lloydminster city limits
- Building features: office, mezzanine, and a large wide open shop area
- Office & staff room with washroom are on the main floor
- 2nd floor there is a larger office with storage that can be used as a boardroom and a lunch room
- Shop is equipped with (3) overhead doors, (16x16, 14x16, 14x14), radiant heat and overhead crane.
- (2) fabric buildings (50x100, 39x50)
- Dismounted rail car for storage
- Yard is fully fenced and situated on 2.33 acres

# A2178014