

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

ROYAL LePAGE



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

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