

17,640 SF INDUSTRIAL SPACE



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BLACKFOOT, AB

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Royal LePage® Musgrave Agencies
1202 50th Avenue, Lloydminster, AB
Independently Owned & Operated

FOR SALE

\$3,350,000

Property Features

- +/- 20 acre industrial site.
- 17,640 SF building with a 10-ton bridge crane.
- Highly visible corner with great access and pavement to the site from all directions.
- Located north of Highway 16 on the corner of RR14 and "Airport Road" (TWP 502).
- Building features updated office space including A/C, 6-offices, lunch room, board room, reception, foyer.
- Second floor space includes a locker room with washroom facilities, storage space and another lunch room.
- There are 2 shop spaces. Shop 1: 4,560 SF with 19'8" ceiling height at the centre and a 14' tall x 12' wide overhead door.
- Shop 2: 7,200 SF with 32' ceiling height at centre, 10-ton bridge crane (approx. 50' wide, 118' travel, 20' hook height).
- Seller will consider subdividing the land for a smaller parcel but the building must be included.

PROPERTY OVERVIEW

\$3,350,000

Property OVERVIEW

Legal Description: Lot 1, Plan 9722537 (NW 9-50-1 W4)

Zoning: M, Industrial

Year Built: 1997

Square Feet: 17,640 SF

Property Taxes 2023: \$38,941

Heating: Floor Furnace, Natural Gas, Other, Radiant, Overhead Heater(s)

Inclusions: Sump, Onsite Parking, Overhead Crane, Fenced Compound

Access to Property: Direct

MLS #A2296738



PROPERTY OVERVIEW

PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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