FOR LEASE

50139 RR 3274
Rm of Britannia #502, SK

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

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PROPERTY OVERVIEW

$10/SF, ANNUALLY

Property Features

- Located approximately 7 KM east and north of Lloydminster
- Property is a perfect fit for your trucking company
- Straight north of hwy 303, on RR 3274 you will find this fully fenced +/- 4.1 acre site
- 2 Shops:
- Shop 1 - measures 40' x 80' and includes 15'6 ceiling, (2) 14'x14' electric overhead doors, floor sump, radiant heat, 2PC bath, staff/board room and (2) offices on the main. The 2nd level mezzanine area includes a locker room, staff/lunch room and office.
- Shop 2 - is a 30' x 50' wash bay and it includes 15'9 ceiling height, (1) 14' x 14;' electric overhead door, floor heat with forced air back up, trench drain.
- There is also a house on the property to meet zoning requirements
- This property is also for sale, see MLS #A2140257

Property Overview

- Legal Description: 50139 RR 3274, RM of Britannia #502, SK
- Year Built: 1995
- Zoning: Industrial
- Lot Size: 4.10 Acres
- Building Size: 5,314 SF
- Power: 3-Phase, Single Phase
- Heating: Forced Air, Natural Gas, Radiant
- Cooling: N/A
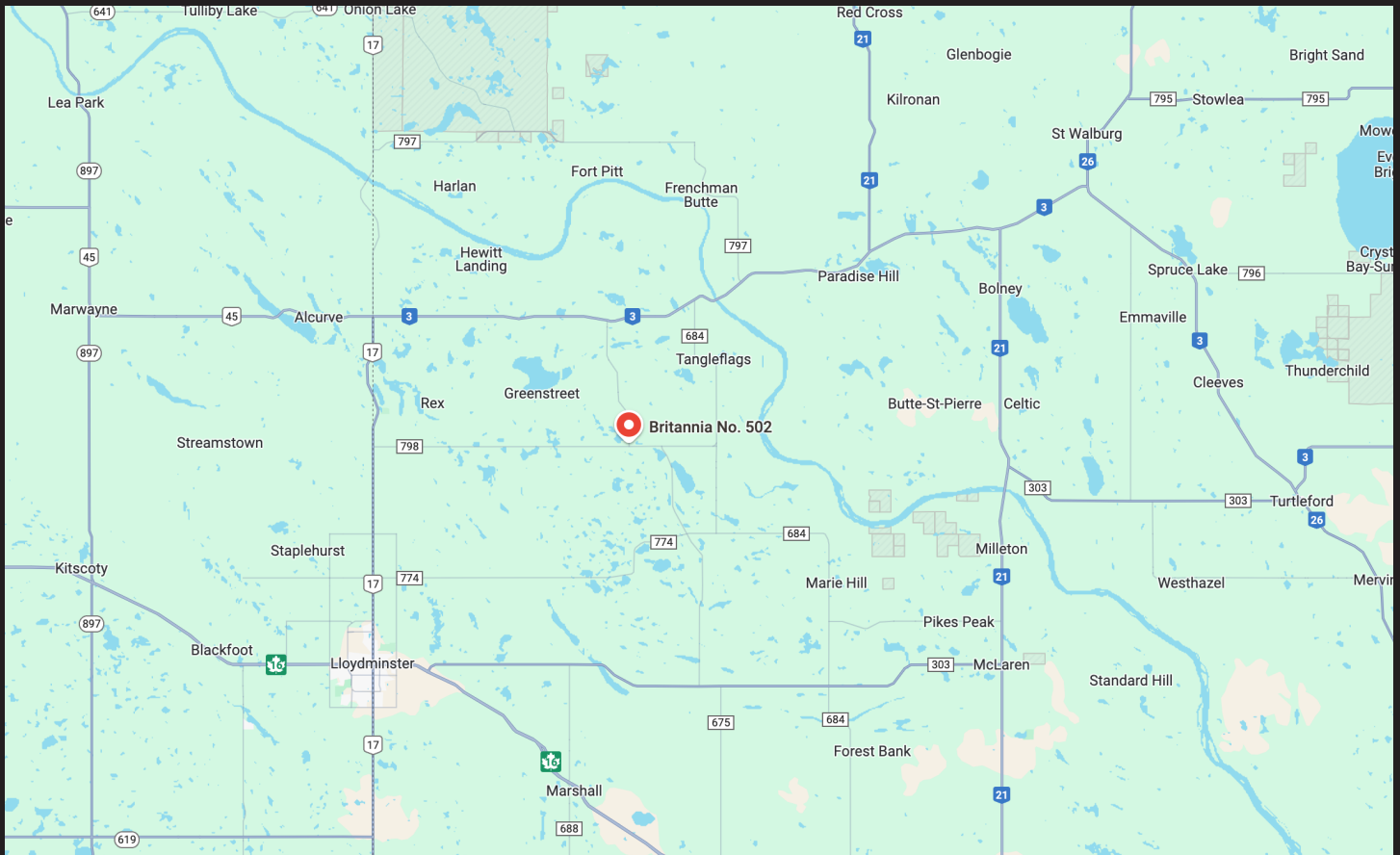- Property Taxes 2023: $8,366.82
- MLS #:   A2140351

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PROPERTY PHOTOS

PROPERTY PHOTOS

LOCATION MAP

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