

50139 RR 3274 Rural, SK SOM 1R0

Commercial
Active **A2140351**

PD: **DOM:** 3 **LR:** \$10.00
LR: \$10.00 Annually
OP: \$10.00



Trans Type: For Lease	Title:
County: Saskatchewan	City: Rural
Type: Industrial	SQFT: 5,314
Bus Type:	Year Built: 1995
Building Type:	Business: No
Subdivision: NONE	# Floors:
LINC#:	# Buildings:
Legal Pln:	Blk: Lot:

Zoning:	Tax Amt:
Lot Size: SqFt	Tax Year:
Exclusions: No	SRR: No
Reports: None	Leg Unit #:
Restrictions: Call Lister	
Disclosure:	
Owner Type:	
Possession: Negotiable	

Recent Change: **06/11/2024 : NEW**

Public Remarks: Located approximately 7 KM east and north of Lloydminster, this property is the perfect fit for your trucking company. Straight north of HWY 303 on RR 3274 you will find this fully fenced +/- 4.1 acre site with 2 shops. SHOP #1 is measures 40' wide by 80' long and includes: 15'6 ceiling height, 2 - 14'x14' electric overhead doors, floor sump, radiant heat, 2-piece bathroom, staff/board room & 2 offices on the main. The 2nd level/mezzanine includes a locker room, staff/lunch room and office. SHOP #2 is a 30'x50' wash bay and it includes: 15'9 ceiling height, 1 - 14'x14' 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 AVAILABLE FOR SALE! A2140257)

Property Information

Building Area: 5,314.00	Nearest Town:	Frontage:
Exclusions: N/A		
Inclusions: N/A		
Lease Amount: \$10.00	Lease Freq: Annually	Lease Count:
Lease Rate SM:	Lse Rate SF:	Lse Measure: Square Feet

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