

# FOR SALE

#9 3804 STREET

LLOYDMINSTER, SK S9V 1V4



*Chase Cal*  
REALTOR®

**MUSGRAVE AGENCIES**

**1202 - 50 AVE**

**LLOYDMINSTER, AB T9V 0Y1**

**780-875-9159 / C: 306-830-0379**

**ROYAL LEPAGE**



## ZONING

## LEGAL DESCRIPTION

## PRICE

INDUSTRIAL

Lot 2, Block 2, Plan 102175680

\$419,900.00

MI

**YEAR BUILT: 2025**

**SQUARE FEET: 2,288**

- Welcome to the ultimate large garage development, situated just south of Store Right and conveniently off 12 Street.
- All the photos may not match the exact unit listed for sale. This unit offers the exclusive opportunity to own your own private building.
- Its versatility allows you to utilize it as additional storage or transform it into your ultimate getaway.
- Shared access and condo fees cover the maintenance of the site.
- This unit has overhead heating, in-floor heat and spacious overhead doors
- These buildings are zoned MI but are subject to the condo bylaws for specific use restrictions.
- Tax assessments are not assessed but are estimated based on a similar unit.

**A2247235**