

**88 Auto Road  
Lloydminster, Alberta**

**MLS # A2221474**



**\$9 per sq.ft.**

**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,800 sq.ft.

**Zoning:** -

**Heating:** Floor Furnace, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Mixed

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Exceptional 2 story office building located west of Lloydminster on RR14 and just off highway 16 in Reinhart Industrial Park. The main floor includes reception, 8 offices, meeting room, file room, men's and women's washrooms, coffee area and 2 workstation areas. The 2nd story includes reception, 9 offices, conference room, men's and women's washrooms, coffee area and 3 workstation areas. Both floors have unfinished space sectioned off that could be developed if future expansion is required.