



Bay 4, 5208 62 Street Lloydminster, Alberta

MLS # A2259206



\$7 per sq.ft.

Division: Glen E. Neilsen Industrial Park

Type: Mixed Use

Bus. Type:
Sale/Lease: For Lease

Bldg. Name:
Bus. Name:
Size: 4,788 sq.ft.

Zoning: I1

Addl. Cost:
Based on Year:
Utilities: -

Heating: Floor Furnace Addl. Cost: Floors: - Based on Year: Roof: - Utilities: Exterior: - Parking: Water: - Lot Size: Sewer: - Lot Feat: -

Inclusions: Sump, Communication Network, Onsite Parking, Interior Garage

3108 Office space and 1680 shop bay of office space located in Glenn E Industrial Park - located on the second level of the building - has been very well cared for. Space includes large reception area, several finished offices, meeting rooms, bathrooms, coffee/kitchen area. Lots of natural lighting. Lot offers ample paved parking and good exposure, NNN lease. Some fenced compound also available. Common cost include; Property Taxes, Building Insurance, Property Management, Natural Gas, Electric, Water & Sewer, Garbage disposal, Snow removal, and yard maintenance.