

**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**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.