

**Bay 4, 5208 62 Street
Lloydminster, Alberta**

MLS # A2259206



\$7 per sq.ft.

Division: Glen E. Nielsen 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.