

6006 53 Avenue
Lloydminster, Alberta

MLS # A2159902

**\$1,400,000****Division:** Glen E. Neilsen Industrial Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 10,200 sq.ft.**Zoning:** I2**Heating:** Floor Furnace, Radiant**Floors:** -**Roof:** -**Exterior:** Metal Frame**Water:** -**Sewer:** -**Inclusions:** N/A**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** -**Lot Feat:** -

Industrial building with just under 3 acres of fenced compound. Features include 80'x80' shop with in floor heating and (7)- 14'x16' bay doors, 80'x25' wash bay with 14'x16' over head doors and 1800sq' of office space. Office space consists of 4 large offices, 2 washrooms, kitchen & reception area.