

**2711 50 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2213265**



# \$775,000

|                    |              |
|--------------------|--------------|
| <b>Division:</b>   | Aurora       |
| <b>Type:</b>       | Mixed Use    |
| <b>Bus. Type:</b>  | -            |
| <b>Sale/Lease:</b> | For Sale     |
| <b>Bldg. Name:</b> | -            |
| <b>Bus. Name:</b>  | -            |
| <b>Size:</b>       | 7,400 sq.ft. |
| <b>Zoning:</b>     | C2           |

|                    |                                     |                       |           |
|--------------------|-------------------------------------|-----------------------|-----------|
| <b>Heating:</b>    | Floor Furnace, Natural Gas, Radiant | <b>Addl. Cost:</b>    | -         |
| <b>Floors:</b>     | -                                   | <b>Based on Year:</b> | -         |
| <b>Roof:</b>       | Metal                               | <b>Utilities:</b>     | -         |
| <b>Exterior:</b>   | Metal Siding , Wood Frame           | <b>Parking:</b>       | -         |
| <b>Water:</b>      | -                                   | <b>Lot Size:</b>      | 0.54 Acre |
| <b>Sewer:</b>      | -                                   | <b>Lot Feat:</b>      | Paved     |
| <b>Inclusions:</b> | N/A                                 |                       |           |

Home of Culligan Water, this 7,400 square foot building sits on +/- 0.54 acres and is conveniently located in a SK side commercial area. It is surrounded by professional services, retail and easy access to other amenities and residential neighbourhoods. Perfectly set up for shipping and receiving, the shop is accessed by way of 1- 10' dock door and 2 - 12' overhead electric doors. The shop also features: 17' ceilings, trench drain, mezzanine (approx. 49'x12'x6') radiant heat and a 3-piece washroom. The office area features: retail area (32'x23'x6'), boardroom, 2 offices, lunch room, 2-piece bathroom and central A/C. There are several paved parking stalls including the ability to add more parking at the back (east side) of the building. Zoned C2 - Highway Corridor Commercial.