

# \$14 - 1, 4807 40 Avenue, Lloydminster

MLS® #A2205310

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Sask Industrial, Lloydminster, Saskatchewan

Available immediately! 5,000 square feet (SF) with 2 bays including a 100'™ drive thru! This lease space is in an excellent location providing great visibility along the 40th Avenue truck route and easy access being located just north of HWY 16 (44th Street). Highway 17 (50th Avenue) can also be easily accessed. THE LEASE SPACE INCLUDES: 100'™ drive thru bay with a trench drain and 16'™x16'™ overhead doors, 2nd bay has approximately 70'™ of depth with a sump and 16'™x16'™ overhead door, approx. 690 SF of mezzanine space currently set up as a staff area and includes laundry hook ups, main floor office (19'™x11'™), 3 piece bathroom with shower, 18'™ ceilings at the center, floor heat, 3 phase power (120/240), fenced compound (approx. 150'™x60'™) plus the possibility of additional yard space. The rest of this building is occupied by 3 Guys Truck Wash.

Built in 2006

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2205310   |
| Price      | \$14       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2006       |
| Type       | Commercial |
| Sub-Type   | Industrial |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1, 4807 40 Avenue |
| Subdivision | Sask Industrial   |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 2B7           |

## Interior

|         |             |
|---------|-------------|
| Heating | Hot Water   |
| Cooling | Central Air |

## Exterior

|              |             |
|--------------|-------------|
| Construction | Metal Frame |
|--------------|-------------|

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 131              |
| Zoning         | I1               |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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