

# \$674,900 - 4005 52 Street, Lloydminster

MLS® #A2248119

**\$674,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.87 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

A well-kept light industrial property, offering 5,100 square feet of functional space on a 0.87-acre fully fenced lot. The building is in excellent condition and set up to support a wide range of business uses. Inside, you'll find a sales area, reception, coffee room, and a mezzanine with an interior sea can for added storage. The shop includes three overhead doors, plenty of power, and is currently operating as a machine shop, making it ideal for trades or light manufacturing. With a clean yard, secure fencing, and a layout designed for efficiency, this property is ready for your business to move right in.

Built in 1979

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2248119   |
| Price      | \$674,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.87       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4005 52 Street    |
| Subdivision | East Lloydminster |



|             |              |
|-------------|--------------|
| City        | Lloydminster |
| County      | Lloydminster |
| Province    | Saskatchewan |
| Postal Code | S9V 2B5      |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### Exterior

|      |            |
|------|------------|
| Roof | Tar/Gravel |
|------|------------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 75                |
| Zoning         | L1                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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