

# \$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
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## 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
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## Additional Information

Date Listed	March 24th, 2025
Days on Market	150
Zoning	I1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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