

\$575,000 - 50139 Rr3274, Rural

MLS® #A2140257

\$575,000

0 Bedroom, 0.00 Bathroom,
Commercial on 4.10 Acres

NONE, Rural, Saskatchewan

Located approximately 7 KM east and north of Lloydminster, this property is the perfect fit for your trucking company. Straight north of HWY 303 on RR 3274 you will find this fully fenced +/- 4.1 acre site with 2 shops. SHOP #1 is measures 40'™ wide by 80'™ long and includes: 15'™6 ceiling height, 2 " 14'™x14'™ electric overhead doors, floor sump, radiant heat, 2-piece bathroom, staff/board room & 2 offices on the main. The 2nd level/mezzanine includes a locker room, staff/lunch room and office. SHOP #2 is a 30'™x50'™ wash bay and it includes: 15'™9 ceiling height, 1 " 14'™x14'™ electric overhead door, floor heat with forced air back up, trench drain. There is also a house on the property to meet zoning requirements. PROPERTY IS AVAILABLE FOR LEASE AS WELL

Built in 1995

Essential Information

MLS® #	A2140257
Price	\$575,000
Bathrooms	0.00
Acres	4.10
Year Built	1995
Type	Commercial
Sub-Type	Industrial
Status	Active



Community Information

Address	50139 Rr3274
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1R0

Amenities

Parking Spaces	15
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Interior

Heating	Floor Furnace, Forced Air, Natural Gas, Radiant
Cooling	None

Exterior

Lot Description	Other, See Remarks
Roof	Metal
Construction	Metal Siding, See Remarks, Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	June 11th, 2024
Days on Market	314
Zoning	IND

Listing Details

Listing Office	MUSGRAVE AGENCIES
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