# \$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'II 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.



#### **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 64 Zoning L1

### **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER

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