

\$2,500,000 - 3835 47 Street, Lloydminster

MLS® #A2098061

\$2,500,000

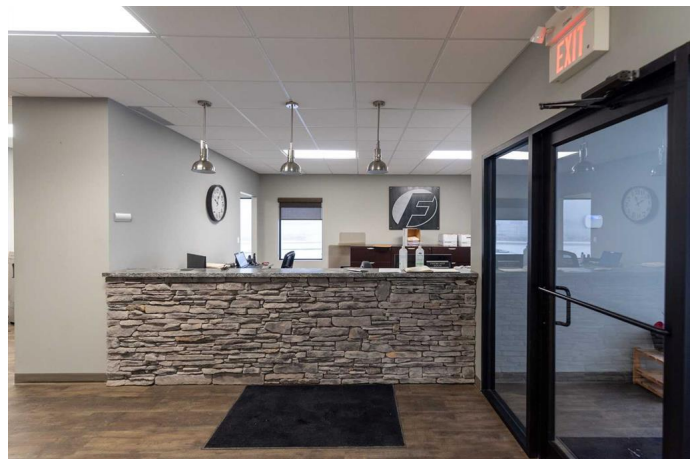
0 Bedroom, 0.00 Bathroom,
Commercial on 3.12 Acres

East Lloydminster City, Lloydminster,
Saskatchewan

Presenting a sophisticated commercial space that seamlessly combines quality and functionality. This custom-designed 15,000 sq ft shop and office facility, situated on over 3 acres, is equipped for diverse commercial activities. Features include a compacted yard, mezzanine, two large self-contained collection sumps, air and water hookups throughout the shop. With strategic accessibility, the property boasts a fenced yard with two gates and ample paved parking for employees and customers. The industrial infrastructure includes six truck bays with 14x16' overhead doors for seamless operations. Inside, a spacious reception area welcomes clients, complemented by six dedicated offices for managerial use. Employee facilities include a locker room with a shower, prioritizing staff comfort. Additionally, a lockable storage spot is provided for secure storage needs. This property is intelligently designed to enhance workflow efficiency, catering to businesses in manufacturing, distribution, and various industries. Experience the rare blend of functionality and aesthetics by scheduling a viewing today. Make this high-quality, custom space the ideal home for your business—a unique opportunity for those seeking a premium commercial environment.

Built in 2015

Essential Information



MLS® #	A2098061
Price	\$2,500,000
Sold Price	\$2,350,000
Bathrooms	0.00
Acres	3.12
Year Built	2015
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	3835 47 Street
Subdivision	East Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0M3

Interior

Heating	Forced Air, Natural Gas
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Exterior

Roof	Metal
Construction	Metal Frame, Metal Siding

Additional Information

Date Listed	December 15th, 2023
Date Sold	May 6th, 2024
Days on Market	140
Zoning	I1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 DRIVE
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