

\$11 - 3607 44 Street N, Lloydminster

MLS® #A2129571

\$11

0 Bedroom, 0.00 Bathroom,
Commercial on 1.86 Acres

Wigfield Industrial, Lloydminster,
Saskatchewan

SK Highway 16 exposure. Industrial lease opportunity. Located on a corner lot in Wigfield Industrial Park on the East side of Lloydminster. 1.86 Acres with front, sides and rear of the building compacted gravel and fully fenced with 6' chain link & security gate. The property building is 7176 sq.ft which features 2656 sq.ft of main floor offices/reception, upper level lunch room plus storage. The shop/shipping receiving and mechanic repair rooms area is 4520 sq. ft with 3- 12'x14' OH Rear doors, shipping/receiving area with a powered steel left and a 10'x12' OH door, parts rooms and a room with a Hotsy boiler/pressure pump. 16' Ceiling height. 2 shop Radiant heaters. Situated on 1.86 Acres .Zoned I1.

Built in 1975

Essential Information

MLS® #	A2129571
Price	\$11
Sold Price	\$8
Bathrooms	0.00
Acres	1.86
Year Built	1975
Type	Commercial
Sub-Type	Industrial
Status	Sold



Community Information

Address	3607 44 Street N
Subdivision	Wigfield Industrial
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V2K8

Amenities

Parking Spaces	12
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Interior

Heating	Floor Furnace, Forced Air, Natural Gas, Radiant
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Exterior

Lot Description	Corner Lot, Level, See Remarks
Roof	Metal
Construction	Mixed

Additional Information

Date Listed	May 7th, 2024
Date Sold	November 22nd, 2024
Days on Market	199
Zoning	I1
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE CENTRE
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