

# \$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 100â€™™ 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: 100â€™™ drive thru bay with a trench drain and 16â€™™x16â€™™ overhead doors, 2nd bay has approximately 70â€™™ of depth with a sump and 16â€™™x16â€™™ overhead door, approx. 690 SF of mezzanine space currently set up as a staff area and includes laundry hook ups, main floor office (19â€™™x11â€™™), 3 piece bathroom with shower, 18â€™™ ceilings at the center, floor heat, 3 phase power (120/240), fenced compound (approx. 150â€™™x60â€™™) 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

### 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

### Additional Information

Date Listed March 24th, 2025  
Days on Market 8  
Zoning I1

### Listing Details

Listing Office MUSGRAVE AGENCIES

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