

# FOR LEASE

5208 62 STREET BAY #4  
LLOYDMINSTER, AB T9V 2E4

Bay #4



Colin Clarke  
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ROYAL LEPAGE®

Musgrave Agencies



ZONING

LEGAL DESCRIPTION

PRICE

I1

Block 6, Lot 21, Plan 8923145

\$7.00 ANNUALLY

SQFT: 4,788

GLEN E. NEILSEN INDUSTRIAL PARK

YEAR BUILT: 1979

. 3108 Office space and 1680 shop bay of office space located in Glenn E Industrial Park - located on the second level of the building - has been very well cared for.

. Space includes large reception area, several finished offices, meeting rooms, bathrooms, coffee/kitchen area.

. Lot offers ample paved parking and good exposure, NNN lease.

. Common cost include; Property Taxes, Building Insurance, Property Management, Natural Gas, Electric, Water & Sewer, Garbage disposal, Snow removal, and yard maintenance.

**A2305092**