

FOR SALE

**3807 9 STREET
RURAL, SK S9V 1R5**



DIL RANDHAWA

REALTOR®

MUSGRAVE AGENCIES

1202 - 50 AVE

LLOYDMINSTER, AB T9V 0Y1

780-875-9159 / C: 587-783-2469

ROYAL LEPAGE



ZONING

I1

INDUSTRIAL

TAX YEAR 2026: \$9,926

YEAR BUILT: 2015

PRICE

\$1,299,000.00

SQUARE FEET: 7,280

A2335250

- Situated on just over 2 acres of fully graveled and fenced yard, this property combines a professional office, large heated shop, substantial yard space, and future expansion opportunities.
- Located just 1 minute from Lloydminster with paved access right to the gates
- The property features a 1,280 sq. ft. RTM office building with four private offices, a conference room, lobby, and coffee bar,
- The 6,000 sq. ft. heated shop measures 60'x100' and offers: 100' drive thru bay, 4 bays 60' deep, six 16' wide x 14' high overhead doors, parts room with a 10'x8' overhead door, 20'5" roof height, radiant heat, floor sumps, metal clad walls and ceiling.
- An additional 1.08-acre parcel adjacent to the property is also available for purchase, creating a combined development site of over 3 acres.