

**3.95 ACRES OF LAND & 22,240 SQ FT. WAREHOUSE
INVESTMENT OPPORTUNITY**



**5109 41 STREET
LLOYDMINSTER, AB**

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Royal LePage® Musgrave Agencies
1202 50th Avenue, LLOYDMINSTER, AB
Independently Owned & Operated

FOR SALE

\$3,100,000.00

Property Features

- This property features 3.95 acres of land and a 22,240 square foot building which is easily retrofitted in to individual commercial bays that can be rented or sold through conversion to a condominium title.
- This property offers potential, with enough land develop the site into several standalone buildings which could be leased or sold if the property was subdivided into smaller parcels.
- Current building has a small office area approximately 3,440 square feet, bathrooms and large open shop area with over 18,800 square feet.
- There are 14 grade doors with drive through bay possibilities, with the grade doors measuring 14' by 22'
- There is enough power to accommodate most end users, and the shop is heated with several tube style radiant heaters which run east/west.
- If you are a developer, this property should be on your radar. If you have a use for the current building, then this is a great holding property which will be ready for redevelopment when you feel the timing is right.



PROPERTY OVERVIEW

Property Overview

Legal Description: Block 13, Plan 7622291

Acres: 3.97

Zoning: GC

Subdivision: Southridge

Tax Year 2026: \$32,885.00

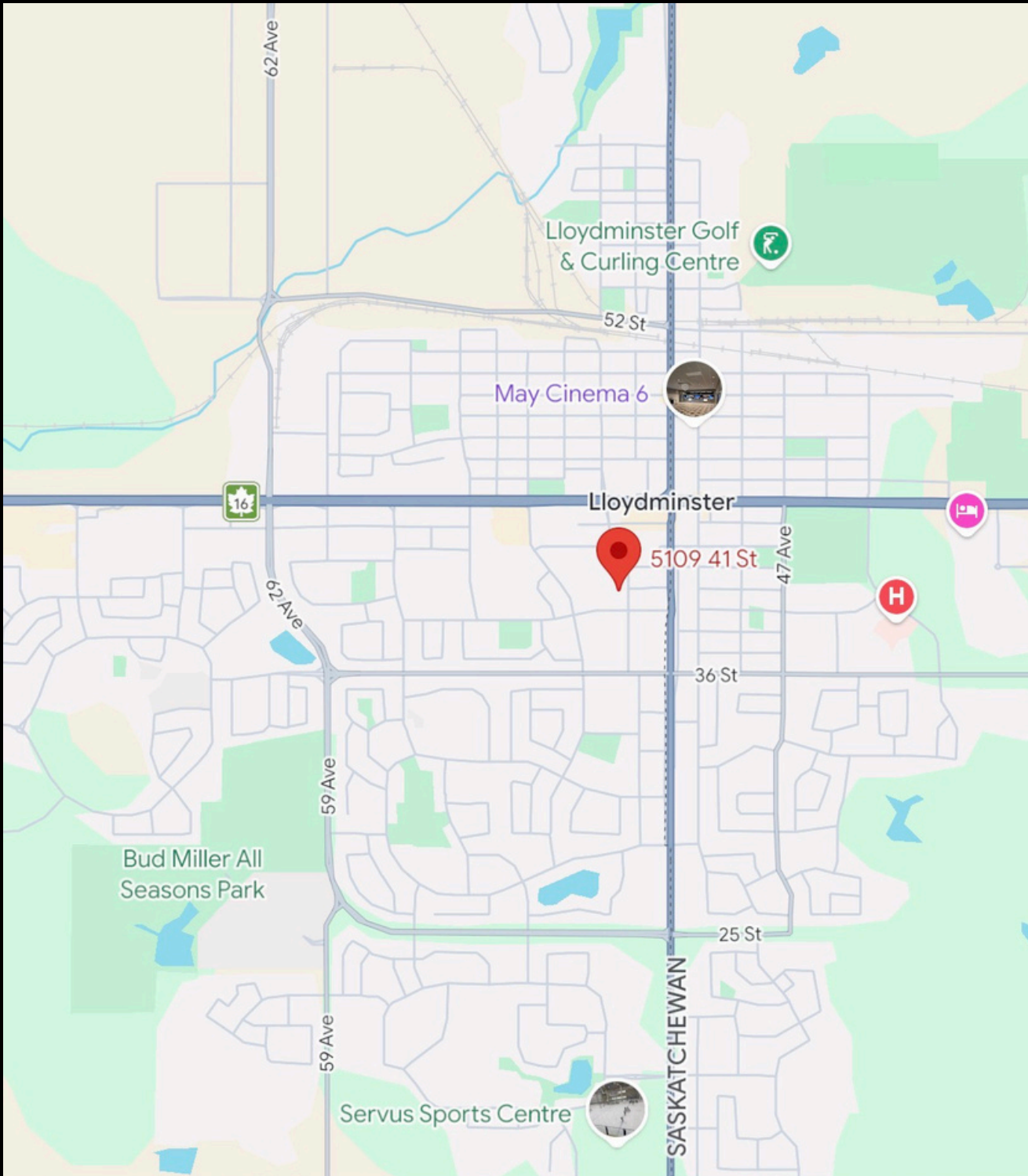
Possession: Negotiable

MLS #: A2329701



PROPERTY PHOTOS

LOCATION MAP



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