

10,080 SF INDUSTRIAL SPACE



58 WILOUGHBY STREET
BLACKFOOT, AB

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Royal LePage® Musgrave Agencies

1202 50th Avenue, Lloydminster, AB

Independently Owned & Operated

FOR SALE

NEW PRICE \$419,900.00

Property Features

- Located just west of Lloydminster with quick access off Highway 16 and Range Road 20.
- The property features two heated storage buildings, each measuring 80' deep by 63' wide, complete with three 14'x14' overhead doors and radiant heat.
- Situated on 2 fully fenced acres, the site also includes the added security and convenience of an electric gate, providing controlled access and peace of mind.
- Investors will appreciate the flexibility to generate multiple revenue streams by leasing the buildings while also capitalizing on the excess yard space for outdoor storage or additional rental income.
- Affordable industrial space for personal use, or looking for an income-producing asset with upside potential.
- This Devonia Industrial Park property delivers exceptional value, flexibility, and opportunity in a highly accessible location.

PROPERTY OVERVIEW:

Legal Description: Lot 14, Block 4, Plan 1222224

Year Built: 2014

Square Feet: 10,080

Building Type: Warehouse

Subdivision: Blackfoot

Zoning: Industrial

MLS #: A2314976

PROPERTY OVERVIEW

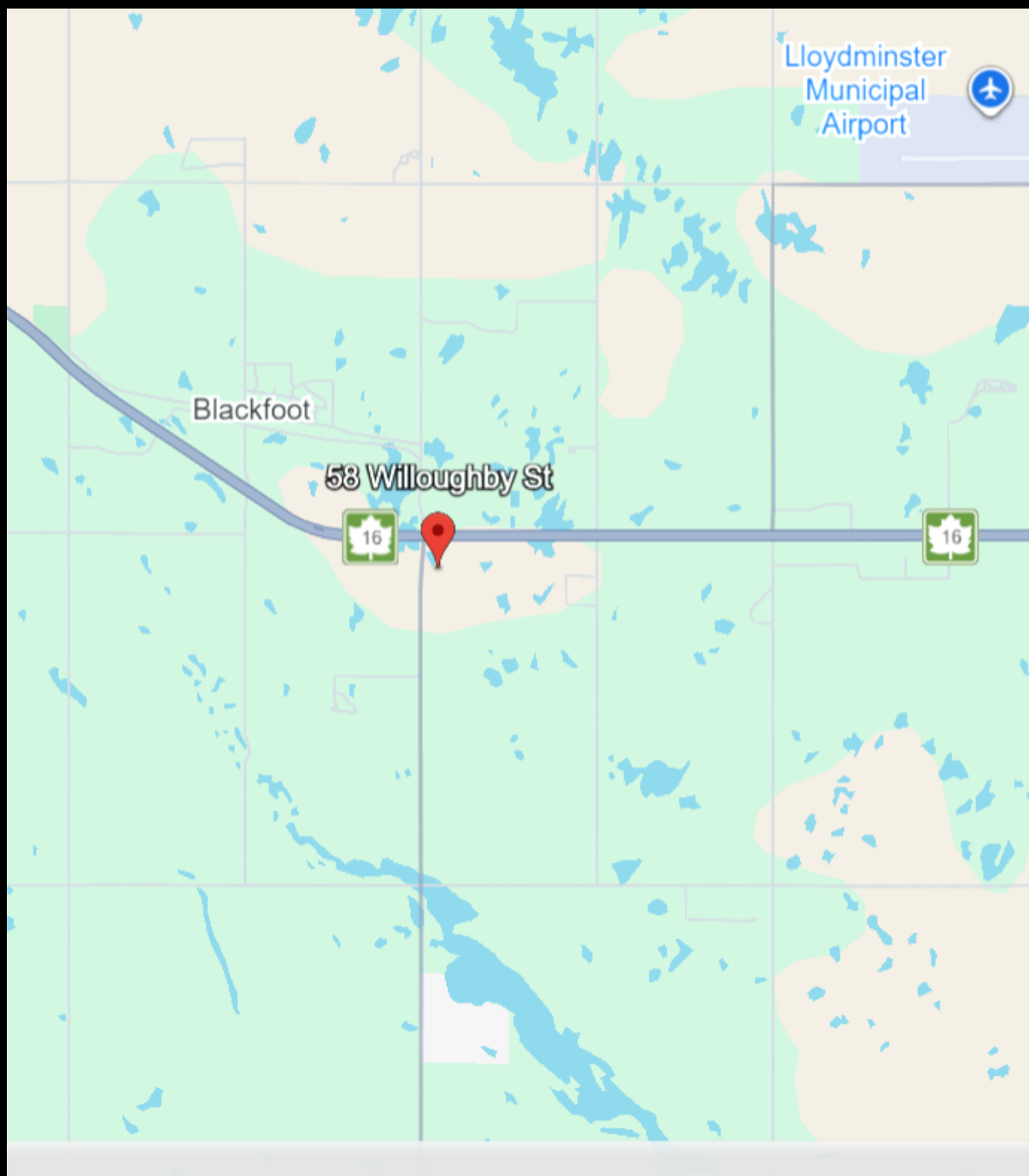
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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