

\$995,000 - 4702 40 Avenue, Lloydminster

MLS® #A2263160

\$995,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.81 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Saskatchewan side industrial in a high traffic location just 3 blocks north of the Yellowhead/44th Street. Zoned I1 "light industrial. 2 buildings totalling 14,900 SF (12,800 SF and 2,100 SF) sitting on +/- 1.81 acres. BUILDING 1 - 12,800 SF "year built 1980, approximately 9,700 SF of shop and the balance office/reception, pylon sign, 3 electric overhead doors 16'™ wide x 14'™ tall, forced air heat, 16'™ ceilings, flat shop floors, 5 offices, storage, reception, staff room including kitchen, washrooms, office area has A/C, 220v 600 amp single phase. BUILDING 2 " 2,100 SF "year built 2013, steel frame, 5,000 lb. overhead bridge crane with 27'™ span and 60'™ travel, engineered air synced with heating system, radiant heat, flat floors, 2 electric overhead doors, 16'™ tall x 14'™ wide, 120-280 volt 400 amp 3 phase, 23'™ ceiling at the eaves and 25'™ at the highest point.

Built in 1980

Essential Information

MLS® #	A2263160
Price	\$995,000
Bathrooms	0.00
Acres	1.81
Year Built	1980
Type	Commercial



Sub-Type	Industrial
Status	Active

Community Information

Address	4702 40 Avenue
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2B6

Interior

Heating	Forced Air, Natural Gas, Floor Furnace, Radiant
Cooling	Central Air

Exterior

Roof	Asphalt Shingle, Metal, See Remarks
Construction	Aluminum Siding, Brick, Mixed, See Remarks
Foundation	Slab

Additional Information

Date Listed	October 8th, 2025
Days on Market	40
Zoning	I1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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