

# \$575,000 - 50139 Rr3274, Rural

MLS® #A2140257

**\$575,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.10 Acres

NONE, Rural, Saskatchewan

Located approximately 7 KM east and north of Lloydminster, this property is the perfect fit for your trucking company. Straight north of HWY 303 on RR 3274 you will find this fully fenced +/- 4.1 acre site with 2 shops. SHOP #1 is measures 40' wide by 80' long and includes: 15'6" ceiling height, 2 " 14'x14' electric overhead doors, floor sump, radiant heat, 2-piece bathroom, staff/board room & 2 offices on the main. The 2nd level/mezzanine includes a locker room, staff/lunch room and office. SHOP #2 is a 30'x50' wash bay and it includes: 15'9" ceiling height, 1 " 14'x14' electric overhead door, floor heat with forced air back up, trench drain. There is also a house on the property to meet zoning requirements. PROPERTY IS AVAILABLE FOR LEASE AS WELL

Built in 1995

## Essential Information

MLS® #	A2140257
Price	\$575,000
Bathrooms	0.00
Acres	4.10
Year Built	1995
Type	Commercial
Sub-Type	Industrial
Status	Active



## Community Information

Address	50139 Rr3274
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1R0

## Amenities

Parking Spaces	15
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## Interior

Heating	Natural Gas, Floor Furnace, Forced Air, Radiant
Cooling	None

## Exterior

Lot Description	Other, See Remarks
Roof	Metal
Construction	See Remarks, Metal Siding, Wood Frame
Foundation	See Remarks

## Additional Information

Date Listed	June 11th, 2024
Days on Market	299
Zoning	IND

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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