

# \$10 - 50139 Rr 3274, Rural

MLS® #A2140351

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 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. (THIS PROPERTY IS ALSO AVAILABLE FOR SALE! A2140257)

Built in 1995

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2140351   |
| Price      | \$10       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1995       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



## Community Information

|             |               |
|-------------|---------------|
| Address     | 50139 Rr 3274 |
| Subdivision | NONE          |
| City        | Rural         |
| County      | Saskatchewan  |
| Province    | Saskatchewan  |
| Postal Code | S0M 1R0       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2024 |
| Days on Market | 313             |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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