

\$674,900 - 4005 52 Street, Lloydminster

MLS® #A2248119

\$674,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.87 Acres

East Lloydminster, Lloydminster,
Saskatchewan

A well-kept light industrial property, offering 5,100 square feet of functional space on a 0.87-acre fully fenced lot. The building is in excellent condition and set up to support a wide range of business uses. Inside, you'll find a sales area, reception, coffee room, and a mezzanine with an interior sea can for added storage. The shop includes three overhead doors, plenty of power, and is currently operating as a machine shop, making it ideal for trades or light manufacturing. With a clean yard, secure fencing, and a layout designed for efficiency, this property is ready for your business to move right in.

Built in 1979

Essential Information

MLS® #	A2248119
Price	\$674,900
Bathrooms	0.00
Acres	0.87
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	4005 52 Street
Subdivision	East Lloydminster



City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2B5

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Tar/Gravel
------	------------

Additional Information

Date Listed	August 21st, 2025
Days on Market	77
Zoning	L1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.