

\$2,600 - B, 4201 37 Avenue, Lloydminster

MLS® #A2270704

\$2,600

0 Bedroom, 0.00 Bathroom,
Commercial on 2.35 Acres

Wigfield Industrial, Lloydminster,
Saskatchewan

This well-kept shop sits on a large gravel lot inside a gated compound, offering plenty of space for trucks, trailers, and equipment. The building features two 14'™ overhead doors at the front, a clean concrete floor, and overhead heat to keep the shop comfortable year-round. Inside, there's a main office and a washroom for convenience. The yard is wide open with lots of room to turn around, park, or store materials, and the location gives you easy access in and out of town. A solid, practical shop at a great price. Price includes everything but heat and electric.

Built in 2008



Essential Information

MLS® #	A2270704
Price	\$2,600
Bathrooms	0.00
Acres	2.35
Year Built	2008
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	B, 4201 37 Avenue
Subdivision	Wigfield Industrial
City	Lloydminster

County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1L1

Amenities

Parking Spaces	20
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Interior

Heating	Natural Gas, Overhead Heater(s)
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Additional Information

Date Listed	November 13th, 2025
Days on Market	5
Zoning	I2

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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