

\$14,500,000 - 5702 63 Avenue, Lloydminster

MLS® #A1164924

\$14,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 23 Acres

West Lloydminster City, Lloydminster, Alberta

23.18 acre industrial property located in a well-established industrial district in the City of Lloydminster. Quick and convenient access to HWY 16. Property is improved with two industrial buildings totaling 104,502 SQFT. Several sets of utility metres allow the space to be easily be leased to multiple tenants. There is 42,960 SF of lease space available including 27,000 SF of shop space and 15,960 SF of beautiful office space on 2 floors. 2 tenants in place occupying 31,927 SF and 29,615 SF. There are no other buildings in Lloydminster currently on the market that compares to this property. Property is situated on two titles including a 7.22 acre parcel that is ready for future development. 2019 Appraisal values property at \$15,000,000.00

Built in 2007

Essential Information

MLS® #	A1164924
Price	\$14,500,000
Bathrooms	0.00
Acres	23.00
Year Built	2007
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information



Address	5702 63 Avenue
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3T7

Amenities

Parking Spaces	50
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Interior

Heating	Natural Gas, Radiant
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Cooling	None
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Exterior

Lot Description	City Lot
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Construction	Metal Frame
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Additional Information

Date Listed	November 30th, 2021
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Days on Market	257
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Zoning	I2
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Listing Details

Listing Office	Courtesy Of MUSGRAVE AGENCIES
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