

**BUILDING SHELL AND LAND AT  
BELOW REPLACEMENT COST**

**FOR SALE**

# **FREE-STANDING BUILDING**

**6715 66th Street,  
Lloydminster, AB**

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
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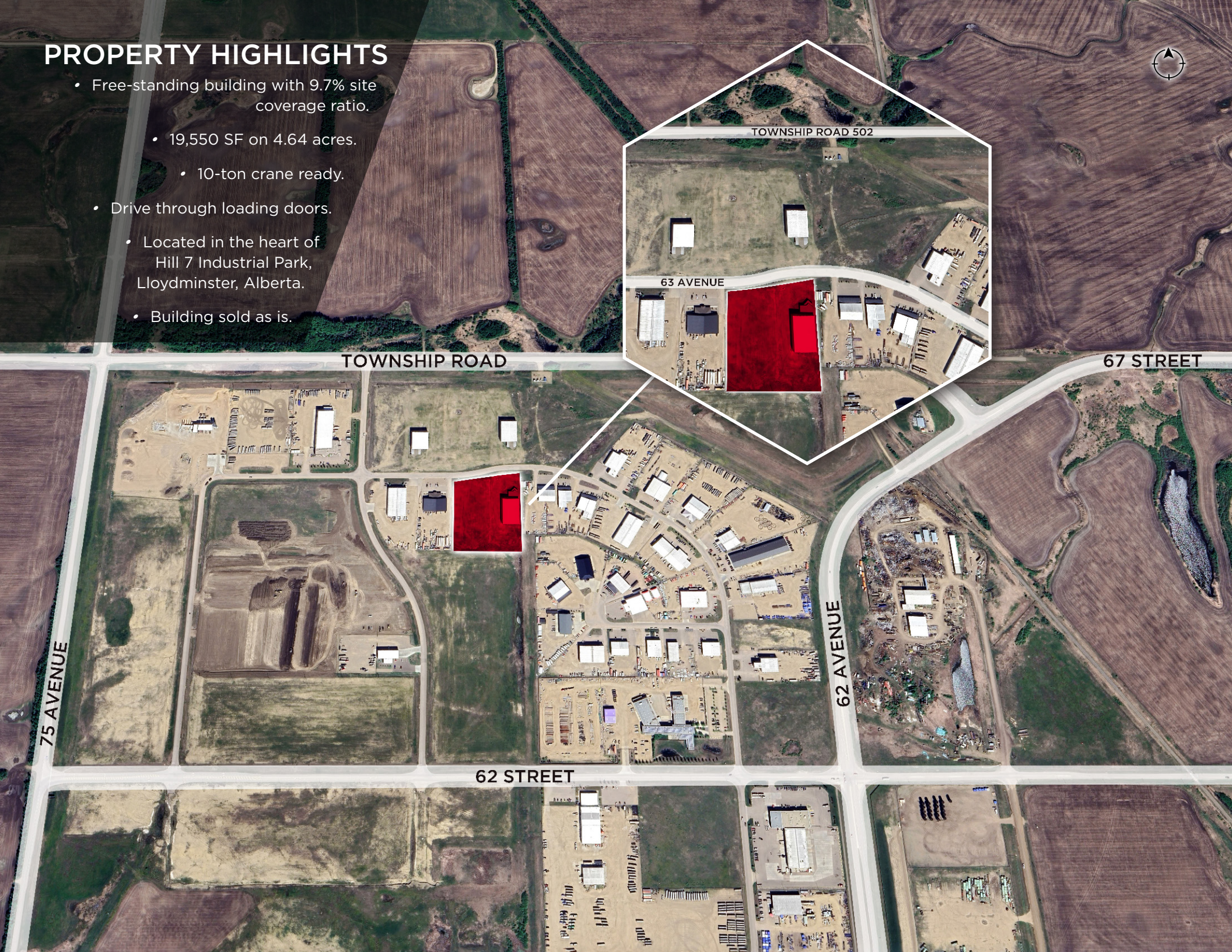
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# PROPERTY HIGHLIGHTS

- Free-standing building with 9.7% site coverage ratio.
- 19,550 SF on 4.64 acres.
- 10-ton crane ready.
- Drive through loading doors.
- Located in the heart of Hill 7 Industrial Park, Lloydminster, Alberta.
- Building sold as is.



75 AVENUE

TOWNSHIP ROAD

62 STREET

63 AVENUE

62 AVENUE

67 STREET

TOWNSHIP ROAD 502

# PROPERTY DETAILS

## LEGAL DESCRIPTION

Plan 1321551, Block 2, Lot 20-21

## ZONING

I2 Medium Industrial District

## YARD

4.64 Acres

## BUILDING

15,900 SF (Warehouse)

3,650 SF (Office)

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19,550 SF (Total)

## AVAILABILITY

Immediate

## PRIMARY USE

Office/Warehouse

## CEILING HEIGHT

28' clear height

## DOORS

Two (2) 20'x20' grade

Two (2) 18'x18' grade

## CRANES

10 ton crane ready

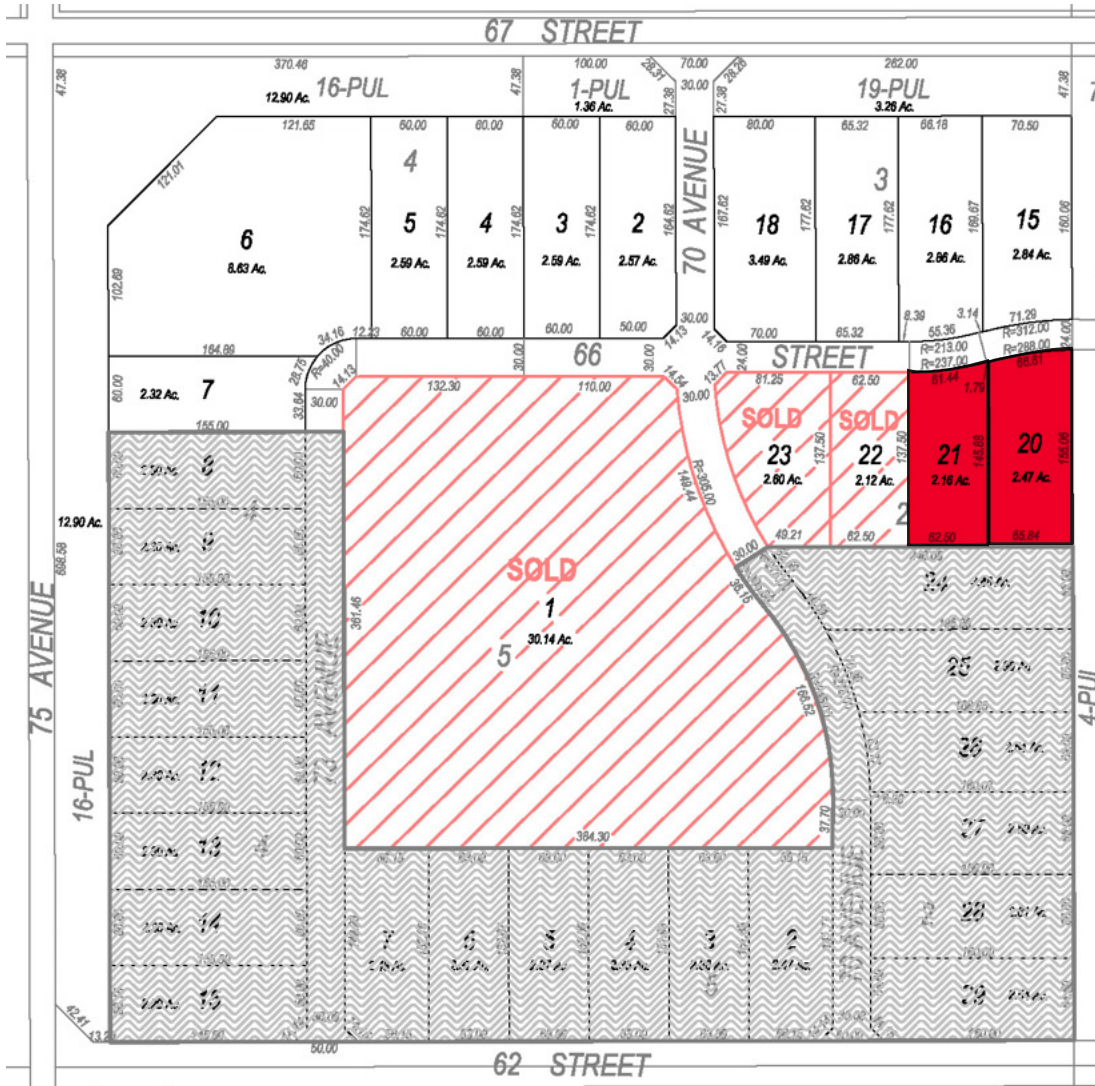
## SALE PRICE

**\$1,905,500**  
**(\$97.47/SF)**

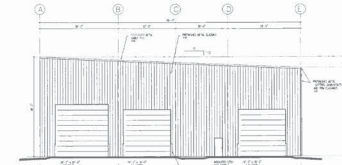
## TAXES

**\$25,328.44 (2022)**

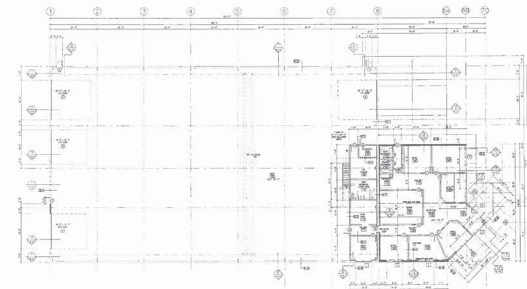
# SITE PLAN



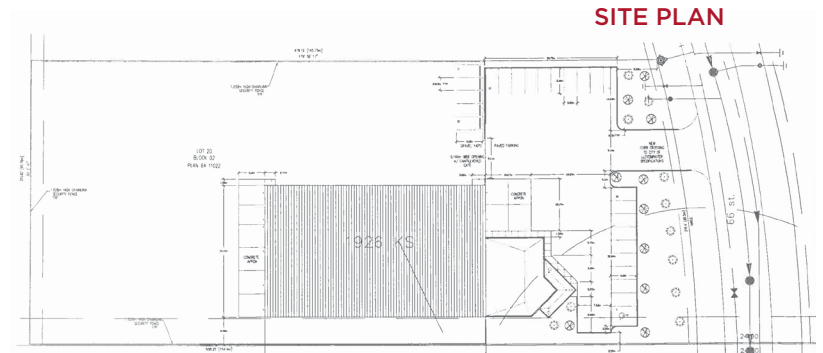
FRONT ELEVATION



BACK ELEVATION



FLOOR PLAN



SITE PLAN



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