

# FOR SALE / LEASE



*Chris Parsons*  
REALTOR®

**MUSGRAVE AGENCIES**  
1202 - 50 AVE  
LLOYDMINSTER, AB T9V 0Y1  
780-875-9159 / C: 780-871-2294



5267 - 67 AVENUE  
LLOYDMINSTER, AB

ZONING	LEGAL DESCRIPTION	PRICE
I2, MEDIUM INDUSTRIAL	Lot 11B, Block 16, Plan 1322400 Hill Industrial Park	<ul style="list-style-type: none"> <li>• \$13.00/SF NNN Lease</li> <li>• \$2,750,000</li> </ul>
LOT SIZE: 2.55 ACRES	YEAR BUILT: 2014	<b>SQUARE FOOTAGE: 19,000</b> Warehouse & Retail 14,000 Office 5,000

- Warehouse: 90' x 100'
  - (3) offices; (2) washrooms, parts rooms
  - Flat Floors
  - 25' ceilings at eaves; 27' at center
  - (4) Dock Doors measuring 6'W x 7'H; (3) Grade Doors measuring 8'x10', 10'x14', 10'x10'
- Display/retail area: approx. 50' x 100;
  - Includes (2) manager's offices
  - (2) bathrooms
- 2<sup>nd</sup> Level: 5,000 SF
  - Executive offices, boardroom, storage, bull-pen area (could be built out with additional offices), fitness room with dedicated 3PC bath, large staff room with kitchen and lounging area, mechanical room, and a large covered patio area that is perfect for hosing staff functions in the summer.
- Yard: 2.55 Acres
  - Pavement all the way around
  - Lots of parking on the north and west side of the building including plug ins, pylon sign, a large fenced compound (38 total parking stalls, 20 electrified)
  - 3-Phase power
  - Pre-engineered steel building, non-loadbearing wood frame construction of offices
  - Air Conditioning
  - Floor Model Furnace, Overhead Unit Heaters

**MLS # A2207197;**  
**MLS # A2207204**

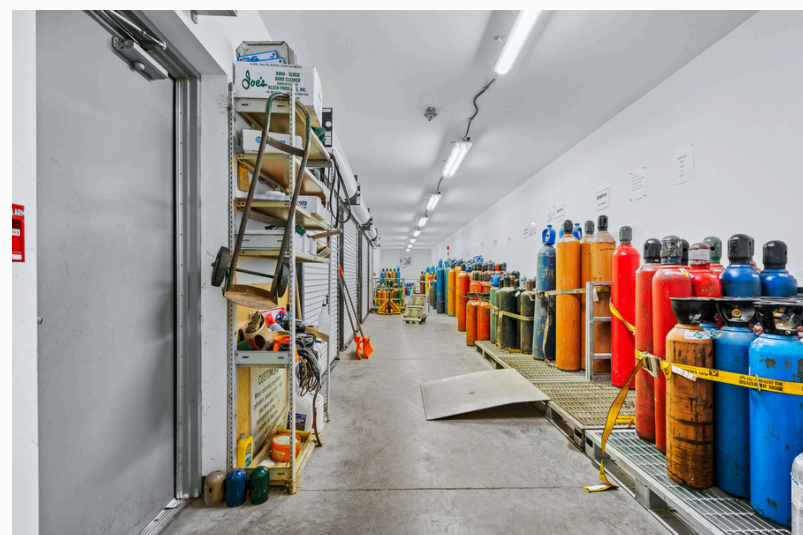




**ROYAL LEPAGE**  
**COMMERCIAL**

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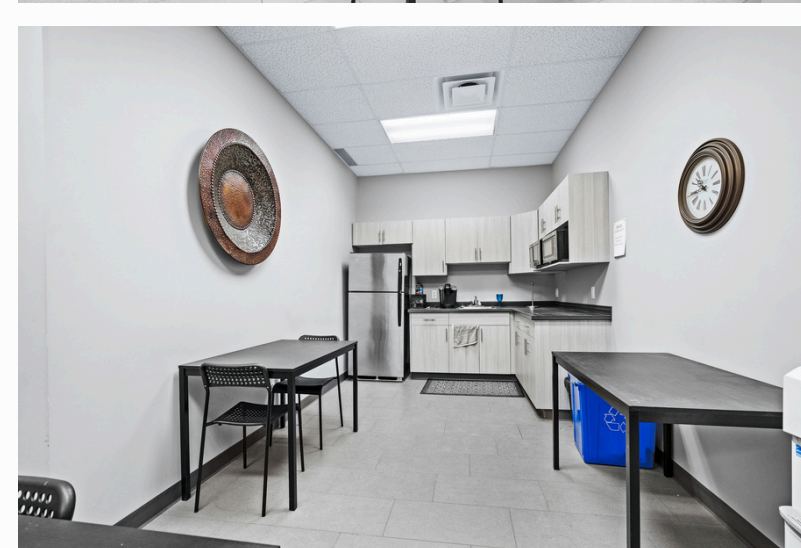




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