

**19,000 SF**  
Industrial Property



**5267 67 AVENUE**  
Lloydminster, AB

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**Royal LePage® Musgrave Agencies**  
1202 50th Avenue, Lloydminster, AB  
Independently Owned & Operated

FOR SALE OR LEASE

Sale Price **\$2,750,000.00**

Lease Rate **\$13.00/SF** NNN Annually

## Property Features

- Perfect setup for a shipping/receiving company
- The definition of quality and comprises of 19,000 SF on +/- 2.55 Acres
- Featuring a dedicated shipping/receiving area with 4 dock doors as well as grade level doors to give you a variety of options to load or unload product
- The main floor is designed for warehousing with flat floors and 25' ceilings at the eaves and 27' at centre
- The warehouse area measures approximately 90' x 100' and includes 3 offices and 2 bathrooms
- The second level features 5,000 SF of executive offices, board room, storage, bull-pen area that 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 hosting staff functions in the summer
- 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
- NOTE: Current warehouse racking will not stay with the property

PROPERTY OVERVIEW

# Property Overview

- Legal Description: Lot 11B, Block 16, Plan 1322400
- Year Built: 2014
- Building Type: Industrial
- Zoned: I2, Medium Industrial
- Property Tax 2024: \$28,095
- Heating: Overhead Heater(s), Floor Furnace, Natural Gas
- Cooling: Central Air
- Power: 3-Phase
- Overhead Doors: (1)10'H x 10'W, (1)10'H x 8'W, (1)14'H x 10'W
- Dock Doors: (4)7'H x 6'W
- Fenced Compound: Yes
- Paved Yard: Yes
- MLS #: A2207204 (Sale); and A2207197 (Lease)

PROPERTY OVERVIEW



PROPERTY PHOTOS

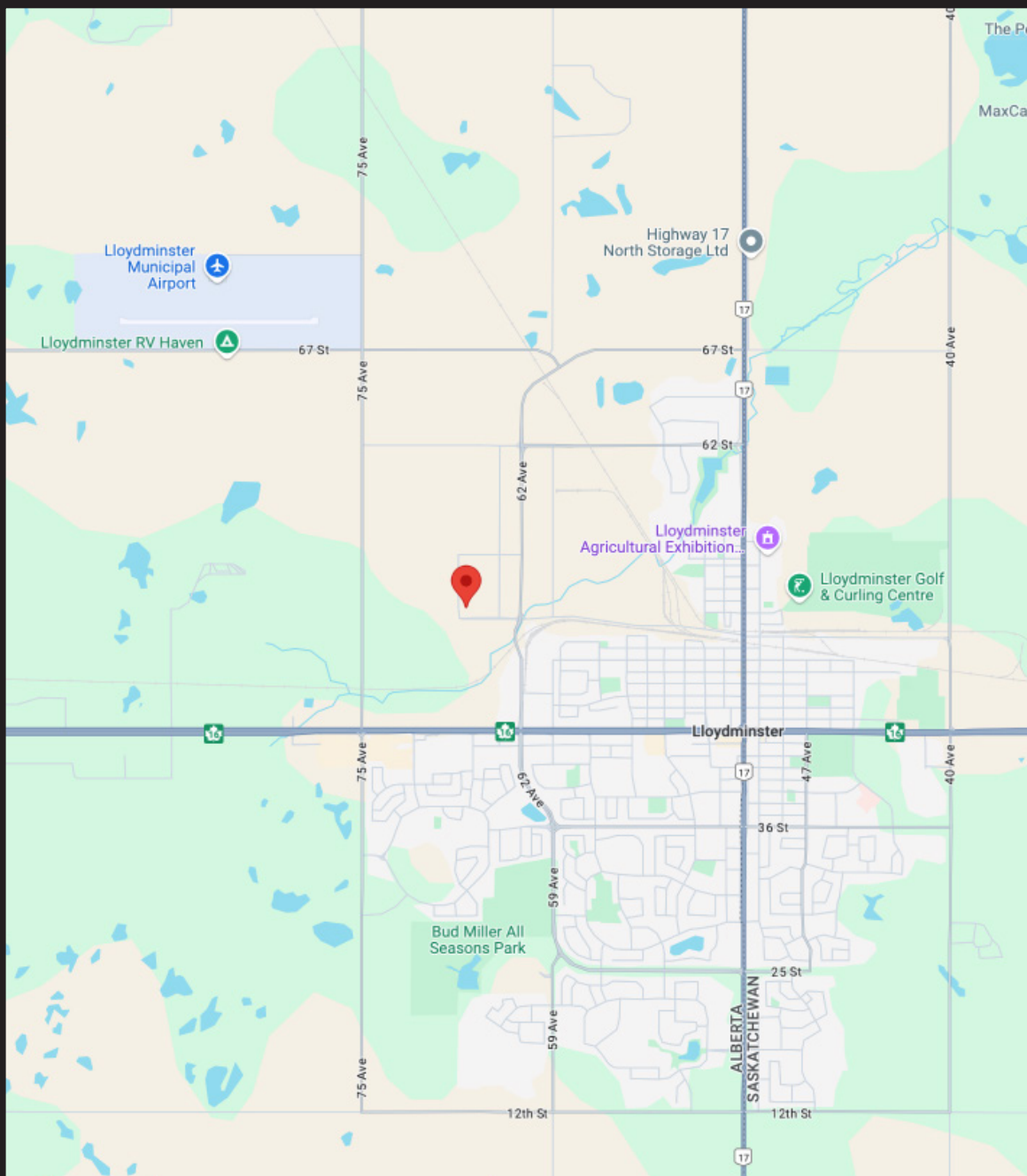






PROPERTY PHOTOS

# LOCATION MAP



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