

5267 67 Avenue Lloydminster, AB T9V 3N6**Commercial****Active****A2207197****PD:****DOM:** 1**LR:** \$13.00**LR:** \$13.00 Annually**OP:** \$13.00

Trans Type: For Lease
County: Lloydminster
Type: Industrial
Bus Type:
Building Type: Warehouse
Subdivision: Hill Industrial
LINC#:
Legal Desc: Lot 11B, Block 16, Plan 1322400
Legal Pln: 1322400 **Blk:** 16 **Lot:** 11B

Title: Fee Simple
City: Lloydminster
SQFT: 19,000
Year Built: 2014
Business: No
Floors:
Buildings:

Zoning: I2
Lot Size: 2.55 Ac
Exclusions: No
Reports: None
Restrictions: None Known
Disclosure:
Owner Type:
Possession: Negotiable

Tax Amt: \$28,095.00
Tax Year: 2024
SRR: No
Leg Unit #:

Recent Change:**03/31/2025 : NEW**

Public Remarks: This property is the perfect setup for a shipping/receiving company. It is the definition of quality and comprises of 19,000 square feet 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 as well as parts rooms. The display/retail area measures approximately 50'x100' and includes 2 manager's offices and 2 bathrooms. The 2nd level features 5,000 square feet of executive offices, board room, storage, bull pen area that could be built out with additional offices, fitness room with dedicated 3-piece bathroom, 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. Additional features: pavement all the way around, lots of parking on the N. and W. side of the building including plug ins, pylon sign, a large fenced compound, 3 phase power. NOTE: current warehouse racking will not stay with the property. Property is also listed for sale, see MLS #A2207204

Property Information

Building Area: 19,000.00
Mezzanine SF:
Electric:
Rd Front: City Street
Exclusions: Warehouse racks
Heating: Overhead Heater(s), Floor Furnace, Natural Gas
Access To Prop: Direct Access
Inclusions: N/A

Nearest Town:
Flr Area Ratio:
Cooling: Central Air

Frontage:
Elevators: 0

Industrial Information

Yard Size:
Lease Amount: \$13.00
Lease Rate SM:
Office SqFt: 5,000
Lease Term:
Lse Op \$ Inc: Insurance, Property Tax

Grade Doors: 0
Lease Freq: Annually
Lse Rate SF:
Lse Sz SqM
Lse Meas Type:

Clr Ceiling Ht: 27.00
Lease Count:
Lse Measure: Square Feet
Lease Type: Net
Lse Op Cost SF: \$1.81

Parking Information

Total Parking: 38
Parking: 38
Complex Nm:
Contracts:
Lse Op Cost Inc: Insurance, Property Tax
Comm Amen: Paved Yard

Energized: 20
Lse Sub Lease:

Common:
Lease Type: Net
Lse Op Cost SF: \$1.81
Employees PT:

Tenant Information

Tenant Name: **Prev Tenant:** Retail, Warehouse **Tenant in Place:**

Printed Date: 04/01/2025 3:36:58 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.

Search Criteria

MLS®# is A2207197

Property Type is 'Commercial'

Selected 1 of 1 result.