

FOR SALE

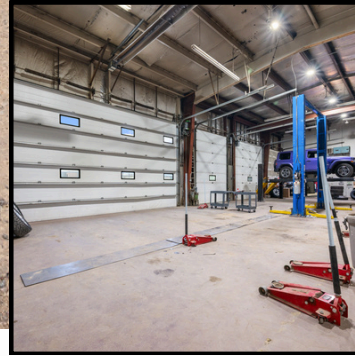


Becky Jean
REALTOR®

5114 62 STREET
LLOYDMINSTER, AB T9V 0V3

MUSGRAVE AGENCIES
1202 - 50 AVE
LLOYDMINSTER, AB T9V 0Y1
780-875-9159 / C: 306-830-9740

ROYAL LEPAGE



ZONING

LEGAL DESCRIPTION

PRICE

INDUSTRIAL

Lot 4, Block 6, Plan 7820790

\$699,900.00

GLEN E NEILSEN

2025 TAXES: \$15,310.56

YEAR BUILT: 1979

- 5,400 SF Industrial building
- Featuring three buildings on site- two currently leased with solid tenants in place
- Located along high-traffic 62 Street in Lloydminster's busy industrial park
- Building offers: storefront space, a fenced compound, and a well- equipped shop with four overhead doors, radiant heat etc.
- Main floor includes: reception, three offices, storage, and two washrooms
- Second floor includes: four additional offices, a lunchroom, and one washroom
- Equipped with two A/C units, two furnace's, an HVAC system, and a 40 gallon hot water tank.
- Approx. 20' building height
- Excellent visibility and yard access

A2288779