

5267 67 Avenue Lloydminster, AB T9V 3N6**Commercial****Active****A2207204****PD:****DOM:** 1**LP:** \$2,750,000.00**LR:****OP:** \$2,750,000.00

Trans Type: For Sale
County: Lloydminster
Type: Industrial
Bus Type:
Building Type: Warehouse
Subdivision: Hill Industrial
LINC#: [0035691005](#)
Legal Desc: Lot 11B, Block 16, Plan 1322400
Legal Pln: 1322400 **Blk:** 16

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

Lot: 11B

Zoning: I2
Lot Size: SF| SM
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 lease, see MLS #A2207197

Property Information

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

Industrial Information

Yard Size:		# Grade Doors: 0	# Load Doors: 7	Clr Ceiling Ht:	27.00
Lease Rate SM:		Lse Rate SF:		Lse Measure:	Square Feet
Office SqFt:	5,000	Lse Sz SqM		Lease Type:	Triple Net
Lease Term:	None	Lse Meas Type:		Lse Op Cost SF:	
Unit#/UF:		Lse Sub Lease:		Lse Term Rmn:	10
Complex Nm:				Lease Type:	Triple Net
Bus Includes:				Lse Term Rmn:	10
Comm Amen:	Paved Yard				

Printed Date: 04/01/2025 3:36:07 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.

Search Criteria

MLS@# is A2207204

Property Type is 'Commercial'

Selected 1 of 1 result.