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#1, 6673 66 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lloydminster, Alberta



Listing ID:
29798


MLS ID:
A2202680

\$12.50



 **WADE GRAHAM**
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 **RE/MAX OF LLOYDMINSTER**
 780-808-2700

 #1, 6673 66 Street , Lloydminster , Alberta T9V 3R7

Transaction Type For Lease	Days On Market 48	Lease Amount 12.50
Lease Frequency Annually	Lease Term Negotiable	Zoning I2
Subdivision Hill Industrial	Year Built 2012	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1125570
Building Area (Sq. Ft.) 5000.00	Building Area (Sq. M.) 464.51	Construction Type Metal Frame
Roof Metal	Cooling Central Air	Heating Overhead Heater(s), Forced Air, Natural Gas
Inclusions NA	Restrictions None Known	Reports None

Prime 5,000 SF Industrial Property in Hill Industrial Park Located in the highly sought-after Hill Industrial Park, this 5,000 SF industrial property offers exceptional accessibility to Lloydminster's key truck routes, including 67th Street and 62nd Avenue. The yard is fully packed and graveled, featuring two catch basins for efficient drainage. The 3,750 SF shop space (75' x 50') is designed for functionality, boasting 18' ceilings, two 16' H x 14' W electric overhead doors, a sump, radiant heat, and 3-phase power, ensuring seamless operations for industrial users. Additionally, the shop includes one washroom for convenience. The office area provides a well-organized layout with three private offices, a reception area, a storage/printer room, and an additional washroom. With paved front parking and I2 zoning, this property is well-equipped to accommodate a variety of industrial uses. Don't miss this opportunity—contact us today for more details or to schedule a viewing!

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