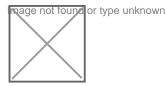


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5267 67 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLloydminster, Alberta

Listing ID: 30012

MLS ID: A2207197

\$13



- **CHRISTOPHER PARSONS**
- **2** (780) 871-2294
- MUSGRAVE AGENCIES
- **2** 780-875-9159
- 5267 67 Avenue , Lloydminster , Alberta T9V 3N6

Transaction Type

For Lease

Lease Amount

13.00

Subdivision

Hill Industrial

Structure Type

Industrial

Legal Plan 1322400

Building Area (Sq. M.)

1765.14

Cooling

Central Air

Access to Property
Direct Access

Reports

None

Title

Fee Simple

Lease Frequency

Annually

Building Type Warehouse

Property Type Commercial

Office (Sq. Ft.) 5000.0000

Lot Size (Sq. Ft.)

111078

Heating

Overhead Heater(s),Floor Furnace,Natural Gas

Inclusions

N/A

Days On Market

154

Zoning

12

Year Built

2014

Property Sub Type

Industrial

Building Area (Sq. Ft.)

19000.00

Lot Size (Acres)

2.55

Commercial Amenities

Paved Yard

Restrictions
None Known

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

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