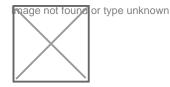


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5267 67 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLloydminster, Alberta

Listing ID: 30013

MLS ID: A2207204

\$2,750,000



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

Transaction Type Title Days On Market

For Sale Fee Simple 92

ZoningSubdivisionBuilding Type12Hill IndustrialWarehouse

Year Built Structure Type Property Type
2014 Industrial Commercial

Property Sub TypeLegal PlanOffice (Sq. Ft.)Industrial13224005000.0000

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Cooling

19000.00

1765.14

Central Air

Heating
Overhead Heater(s), Floor

Commercial Amenities
Access to Property

Furnace, Natural Gas

Paved Yard

Direct Access

InclusionsRestrictionsReportsN/ANone KnownNone

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

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