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## 5267 67 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lloydminster, Alberta



**Listing ID:**  
30013


**MLS ID:**  
A2207204

**\$2,750,000**



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 5267 67 Avenue , Lloydminster , Alberta T9V 3N6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 154
<b>Zoning</b> I2	<b>Subdivision</b> Hill Industrial	<b>Building Type</b> Warehouse
<b>Year Built</b> 2014	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1322400	<b>Office (Sq. Ft.)</b> 5000.0000
<b>Building Area (Sq. Ft.)</b> 19000.00	<b>Building Area (Sq. M.)</b> 1765.14	<b>Cooling</b> Central Air
<b>Heating</b> Overhead Heater(s),Floor Furnace,Natural Gas	<b>Commercial Amenities</b> Paved Yard	<b>Access to Property</b> Direct Access
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

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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