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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



 **CHRISTOPHER PARSONS**
 (780) 871-2294

 **MUSGRAVE AGENCIES**
 780-875-9159

 5267 67 Avenue , Lloydminster , Alberta T9V 3N6

Transaction Type	Title	Days On Market
For Sale	Fee Simple	319
Zoning	Subdivision	Building Type
I2	Hill Industrial	Warehouse
Year Built	Structure Type	Property Type
2014	Industrial	Commercial
Property Sub Type	Legal Plan	Office (Sq. Ft.)
Industrial	1322400	5000.0000
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Cooling
19000.00	1765.14	Central Air
Heating	Commercial Amenities	Access to Property
Overhead Heater(s),Floor Furnace,Natural Gas	Paved Yard	Direct Access
Inclusions	Restrictions	Reports
N/A	None Known	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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