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## 6609 63 STREETCLOSE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Lloydminster, Alberta

**Listing ID:**  
30045

**MLS ID:**  
A2208048

**\$2,550,000**



 **BRIAN KIMMEL**  
 (780) 808-2700

 RE/MAX OF LLOYDMINSTER  
 780-808-2700

 6609 63 StreetClose , Lloydminster , Alberta T9V 3T6

**Transaction Type**

For Sale

**Days On Market**

344

**Zoning**

I2

**Subdivision**

Hill Industrial

**Year Built**

2015

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

1122845

**Building Area (Sq. Ft.)**

16000.00

**Building Area (Sq. M.)**

1486.44

**Lot Size (Sq. Ft.)**

74052

**Lot Size (Acres)**

1.70

**Construction Type**

Metal Frame

**Heating**

Floor Furnace,Hot Water

**Commercial Amenities**

Floor Drain(s)/Grease Trap(s),Storefront

**Inclusions**

n/a

**Restrictions**

None Known

**Reports**

Legal Description,RPR

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This building is perfect for the investor or end user that wants some rental income. 14,000 sq ft building with 16,000 sq ft of lease space. This building is divided equally on both sides to allow options of 8,000 or 16,000 sq ft. Both side feature 3-16x16 OHDs, in floor heat in the shop area and forced air for both main office and mezzanine area. Current leases in place until December 31, 2026.

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