

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

6609 63 STREETCLOSE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLloydminster, Alberta

Listing ID: 30045

MLS ID: A2208048

\$2,550,000



△ BRIAN KIMMEL

(780) 808-2700

☑ RE/MAX OF LLOYDMINSTER

2 780-808-2700

B

6609 63 StreetClose , Lloydminster , Alberta T9V 3T6

Transaction Type

For Sale

Days On Market

234

Zoning

12

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

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.