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## 5204 63 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lloydminster, Alberta



**Listing ID:**  
31781


**MLS ID:**  
A2250130

**\$2,575,000**



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

 RE/MAX OF LLOYDMINSTER  
 780-808-2700

 5204 63 Avenue , Lloydminster , Alberta T9V 3T8

**Transaction Type**

For Sale

**Days On Market**

167

**Zoning**

I2

**Subdivision**

Hill Industrial

**Year Built**

2004

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

0323247

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

14000.00

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

1300.63

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

131986

**Lot Size (Acres)**

3.03

**Construction Type**

Metal Frame

**Cooling**

Central Air

**Heating**

Floor Furnace,Radiant

**Inclusions**

n/a

**Restrictions**

None Known

**Reports**Environmental Phase 1,Legal  
Description

Well built 14,000 sq ft shop on 3.03 fenced acres. The 12,500 sq. ft shop features service bay with pit, designated wash bay, 6-18x18 OHD,2-16x16 OHD, 1-14x16 OHD. The office area has large reception, board room, kitchen and offices on the main floor and a 1500 sq.ft. mezzanine with 4 offices.

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