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5114 62 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lloydminster, Alberta

Listing ID:
32347

MLS ID:
A2261385

\$699,900



BECKY JEAN
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5114 62 Street , Lloydminster , Alberta T9V 0V3

Transaction Type	Title	Days On Market
For Sale	Fee Simple	98
Zoning	Subdivision	Year Built
I1	Glen E. Neilsen Industrial Park	1979
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Office (Sq. Ft.)	Building Area (Sq. Ft.)
7820790	2400.0000	5400.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
501.67	60112	1.38
Construction Type	Cooling	Heating
Metal Frame	Central Air	Radiant
Access to Property	Inclusions	Restrictions
Direct Access	N/A	None Known
Reports		
Other Documents		

Exceptional investment opportunity featuring three buildings on site — two currently leased with solid tenants in place, and the remaining building with storage units offering great potential for future revenue. Located along high-traffic 62 Street in Lloydminster's busy industrial park, this versatile 5,400 SF building offers storefront space, a fenced compound, and a well-equipped shop with four overhead doors (10x14, 2-14x14, 26x14), radiant heat, and a trench drain over the mezzanine area. The main floor includes reception, three offices, storage, and two washrooms. Upstairs features four additional offices, a lunchroom, and one washroom. Equipped with two A/C units, two furnaces, an HVAC system, and a 40-gallon hot water tank. Approx. 20' building height. Excellent visibility and yard access—ideal for trades, service, or light industrial users.

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