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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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 **MUSGRAVE AGENCIES**  
 780-875-9159

 5114 62 Street , Lloydminster , Alberta T9V 0V3

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