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5114 62 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Lloydminster, Alberta

Listing ID:
34141

MLS ID:
A2288779

\$699,900



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

Transaction Type For Sale	Title Fee Simple	Days On Market 64
Zoning I1	Subdivision Glen E. Neilsen Industrial Park	Year Built 1979
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 7820790	Office (Sq. Ft.) 2400.0000	Building Area (Sq. Ft.) 5400.00
Building Area (Sq. M.) 501.67	Lot Size (Sq. Ft.) 60112	Lot Size (Acres) 1.38
Construction Type Metal Frame	Cooling Central Air	Heating Radiant
Commercial Amenities Floor Drain(s)/Grease Trap(s)	Access to Property Direct Access	Inclusions N/A
Restrictions None Known	Reports None	

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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