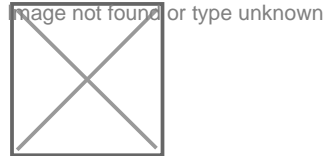


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5267 67 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lloydminster, Alberta



Listing ID:
34595


MLS ID:
A2296585

\$2,750,000



 **CHRISTOPHER PARSONS**
 (780) 871-2294

 **MUSGRAVE AGENCIES**
 780-875-9159

 5267 67 Avenue , Lloydminster , Alberta T9V 3N6

Transaction Type For Sale	Title Fee Simple	Days On Market 64
Zoning I2	Subdivision Hill Industrial	Building Type Warehouse
Year Built 2014	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1322400	Office (Sq. Ft.) 5000.0000
Building Area (Sq. Ft.) 19000.00	Building Area (Sq. M.) 1765.14	Lot Size (Sq. Ft.) 111078
Lot Size (Acres) 2.55	Cooling Central Air	Heating Overhead Heater(s),Floor Furnace,Natural Gas
Commercial Amenities Paved Yard	Access to Property Direct Access	Inclusions N/A
Restrictions None Known	Reports None	

This property is the perfect setup for a shipping/receiving company. It is the definition of quality and comprises of 19,000 square feet on +/- 2.55 acres. Featuring a dedicated shipping/receiving area with 4 dock doors as well as grade level doors to give you a variety of options to load or unload product. The main floor is designed for warehousing with flat floors and 25' ceilings at the eaves and 27' at centre. The warehouse area measures approximately 90' x 100' and includes 3 offices and 2 bathrooms as well as parts rooms. The display/retail area measures approximately 50'x100' and includes 2 manager's offices and 2 bathrooms. The 2nd level features 5,000 square feet of executive offices, board room, storage, bull pen area that could be built out with additional offices, fitness room with dedicated 3-piece bathroom, large staff room with kitchen and lounging area, mechanical room, and a large covered patio area that is perfect for hosting staff functions in the summer. Additional features: pavement all the way around, lots of parking on the N. and W. side of the building including plug ins, pylon sign, a large fenced compound, 3 phase power. Property is also listed for lease, see MLS #A2296588

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.