

# \$2,200 - A, 5204 63 Street, Lloydminster

MLS® #A2136036

**\$2,200**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Glen E. Neilsen Industrial Park, Lloydminster,  
Alberta

Introducing 2468 square feet of premium office space, complemented by an additional BONUS area of 1659 square feet on the second floor! This exceptional property features ample parking, a dedicated entrance, a welcoming reception area, two well-appointed washrooms, and a spacious open layout perfect for partitioned desks. This versatile office space is ready for immediate occupancy, offering an ideal solution for your business needs.

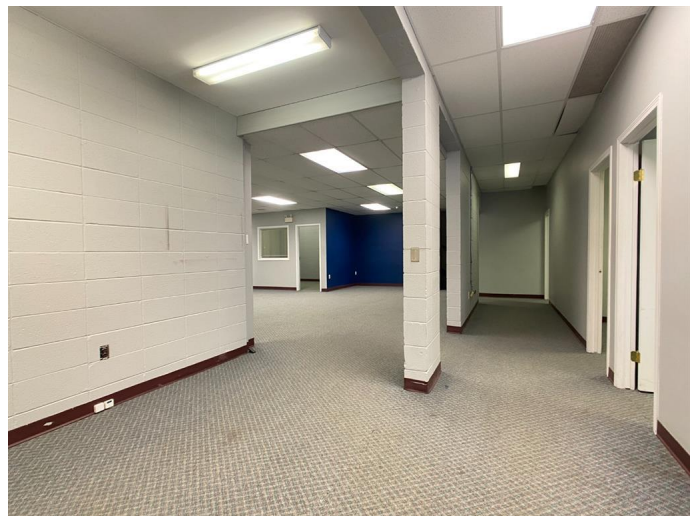
Built in 1979

## Essential Information

MLS® #	A2136036
Price	\$2,200
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	A, 5204 63 Street
Subdivision	Glen E. Neilsen Industrial Park
City	Lloydminster
County	Lloydminster
Province	Alberta



Postal Code           T9V 2E6

**Interior**

Heating               Forced Air, Natural Gas  
Cooling               Central Air

**Exterior**

Roof                   Flat, Metal  
Construction       Metal Frame

**Additional Information**

Date Listed           June 4th, 2024  
Days on Market       343  
Zoning                I2

**Listing Details**

Listing Office        RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.