

# \$13 - #1, 6673 66 Street, Lloydminster

MLS® #A2202680

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Hill Industrial, Lloydminster, Alberta

Prime 5,000 SF Industrial Property in Hill  
Industrial Park

Located in the highly sought-after Hill Industrial Park, this 5,000 SF industrial property offers exceptional accessibility to Lloydminster's key truck routes, including 67th Street and 62nd Avenue. The yard is fully packed and graveled, featuring two catch basins for efficient drainage.

The 3,750 SF shop space (75' x 50') is designed for functionality, boasting 18' ceilings, two 16' H x 14' W electric overhead doors, a sump, radiant heat, and 3-phase power, ensuring seamless operations for industrial users. Additionally, the shop includes one washroom for convenience. The office area provides a well-organized layout with three private offices, a reception area, a storage/printer room, and an additional washroom.

With paved front parking and I2 zoning, this property is well-equipped to accommodate a variety of industrial uses. Don't miss this opportunity—contact us today for more details or to schedule a viewing!

Built in 2012

## Essential Information

MLS® #                      A2202680



Price	\$13
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	#1, 6673 66 Street
Subdivision	Hill Industrial
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3R7

### Amenities

Parking Spaces	10
----------------	----

### Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
Cooling	Central Air

### Exterior

Roof	Metal
Construction	Metal Frame

### Additional Information

Date Listed	March 14th, 2025
Days on Market	56
Zoning	I2

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.