

\$13 - 5267 67 Avenue, Lloydminster

MLS® #A2207197

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 2.55 Acres

Hill Industrial, Lloydminster, Alberta

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. NOTE: current warehouse racking will not stay with the property. Property is also listed for sale, see MLS #A2207204

Built in 2014

Essential Information



| | |
|------------|------------|
| MLS® # | A2207197 |
| Price | \$13 |
| Bathrooms | 0.00 |
| Acres | 2.55 |
| Year Built | 2014 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 5267 67 Avenue |
| Subdivision | Hill Industrial |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 3N6 |

Amenities

| | |
|----------------|----|
| Parking Spaces | 38 |
|----------------|----|

Interior

| | |
|---------|--|
| Heating | Overhead Heater(s), Floor Furnace, Natural Gas |
| Cooling | Central Air |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 146 |
| Zoning | I2 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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