

# \$2,750,000 - 5267 67 Avenue, Lloydminster

MLS® #A2207204

**\$2,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 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 lease, see MLS #A2207197

Built in 2014

## Essential Information



MLS® #	A2207204
Price	\$2,750,000
Bathrooms	0.00
Acres	0.00
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

### **Interior**

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

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	142
Zoning	I2

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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