

#### **Contact:**

Nicholas Farnden Cresa Alberta, Edmonton 780.938.7343 nfarnden@cresa.com Chris Parsons, REALTOR @ Musgrave Agencies - Royal LePage 780.871.2294 chris@musgraveagencies.com





### 5213 63 STREET, LLOYDMINSTER, AB

### **Property Profile**

Building Area: 12,500 sf

Site Size: 1.00 acre

Site Coverage: 28%

Legal Description: Plan 7820790; Block 6; Parcel 11

Asking Price: \$1,200,000.00

**Property Taxes:** \$16,967.25

Availability: Contact Agent

Zoning: I2-Medium Industrial

Power: 3 Phase 120/208

Loading: (2) 12' x 14' Electric Grade Doors

Shop Ceiling Height: 16' Ceiling at Eaves

19' 4" Ceiling at Center

Year Built: Original Building-1979

Addition-2006

District: Glenn. E. Nielson Industrial Park

#### **Property Information**

Fully fenced and graveled yard

Reinforced concrete slab-on grade foundation

Steel frame, metal clad and metal roof

Make up air in warehouse







## 5213 63 STREET, LLOYDMINSTER, AB

# 12,500 sf Free-Standing Warehouse

Showroom

Reception Area

Five (5) Internal Offices

Boardroom/Lunch Room

Kitchenette

Large Warehouse

Two (2) 12' x 14' Electric Grade Doors

Two (2) 2 Stage Sumps in Warehouse













# 5213 63 STREET, LLOYDMINSTER, AB

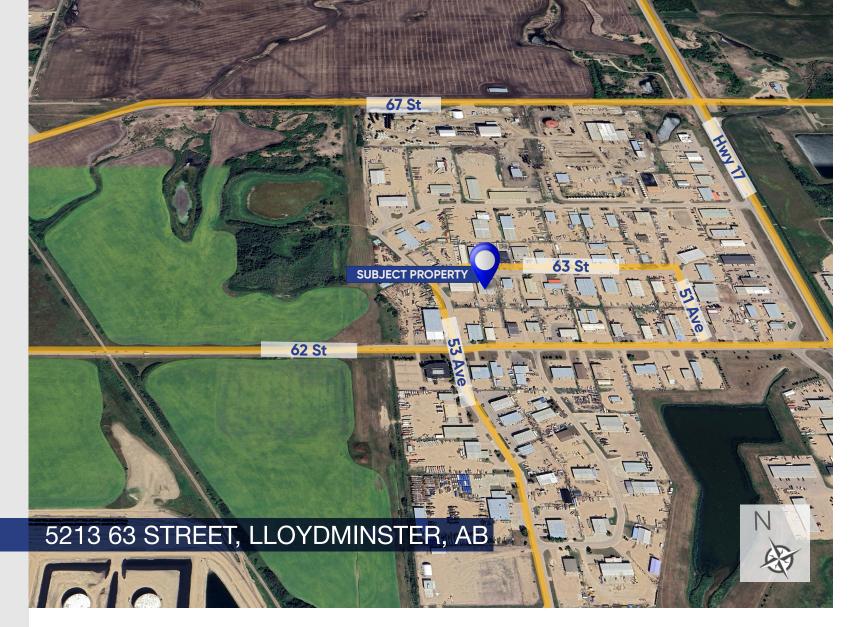












## **Drive Times & Amenities**

- 3 minute drive-time to 67 Street
- 2 minute drive-time to 62 Avenue
- 2 minute drive-time to Hwy 17
- 1 minute drive-time to 62 Street
- Amenities within 10 minutes include Tim Hortons, Family Fried Chicken, Big Guy's Pizza, Real Canadian Superstore, Safeway & Lloydminster Mall etc.

#### Contact

Nicholas Farnden Cresa Alberta, Edmonton

780.938.7343 nfarnden@cresa.com Chris Parsons, REALTOR @
Musgrave Agencies - Royal LePage
780.871.2294
chris@musgraveagencies.com

10020 - 101 A Avenue NW, Suite 1980 | Edmonton, AB T5J 3G2 | 780.900.8781 cresa.com





