

# FOR SALE

## Rare Free-Standing Building



## 5213 63 Street, Lloydminster, AB

Ample warehouse/showroom space on 1 acre of fenced and graveled yard.

### Contact:

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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



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## 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





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## 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.

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