



GRASSROOTS
REALTY GROUP

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5114 62 Street
Lloydminster, Alberta

MLS # A2261385



\$725,000

Division: Glen E. Neilsen Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,400 sq.ft.

Zoning: I1

Heating: Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Metal Frame

Parking: -

Water: -

Lot Size: 1.38 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional investment opportunity featuring three buildings on site — two currently leased with solid tenants in place, and the remaining building with storage units offering great potential for future revenue. Located along high-traffic 62 Street in Lloydminster's busy industrial park, this versatile 5,400 SF building offers storefront space, a fenced compound, and a well-equipped shop with four overhead doors (10x14, 2-14x14, 26x14), radiant heat, and a trench drain over the mezzanine area. The main floor includes reception, three offices, storage, and two washrooms. Upstairs features four additional offices, a lunchroom, and one washroom. Equipped with two A/C units, two furnaces, an HVAC system, and a 40-gallon hot water tank. Approx. 20' building height. Excellent visibility and yard access—ideal for trades, service, or light industrial users.