5114 62 Street
Lloydminster, Alberta

MLS # A2288779

$699,900

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.