



**GRASSROOTS**  
REALTY GROUP

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**5301 62ND STREET**  
**Lloydminster, Alberta**

**MLS # A2178724**



**\$3,100,000**

**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 40,000 sq.ft.

**Zoning:** I1

**Heating:** Baseboard

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.95 Acres

**Lot Feat:** -

Unique constructed office space in the Glen E Neilson Industrial park. This one of a kind office building was built in 1981 and has over 40,000 sq ft The large office area is well laid out with multiple board rooms, coffee rooms, and washrooms on each of the three floors. Enjoy the natural light that radiates throughout the abundance of windows. Every office has a window to the outside or facing the the 2823 sqft three story interior atrium where you can immerse yourself in quaint views, there is a lunch room and a large area designated for a gym with its own separate change rooms & washroom facilities. This Building is in move in condition and also features an abundance of on site parking. This building has immense potential to be customized for a wide variety of target markets.