

\$799,900 - 5114 63 Street, Lloydminster

MLS® #A2090848

\$799,900

0 Bedroom, 0.00 Bathroom,
Commercial on 1.32 Acres

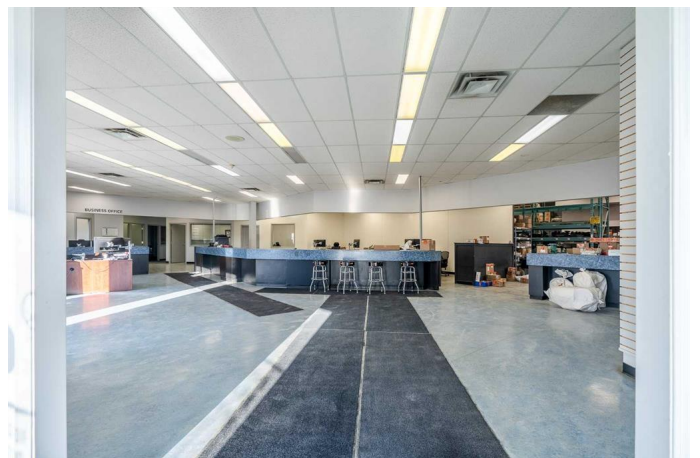
West Lloydminster City, Lloydminster, Alberta

Ideal set up for a parts supply store. Located in the Glenn E. Industrial Park, this 9,600 SF steel frame building sits on +/- 1.32 acres and is centrally located among a variety of industrial businesses and major truck routes. The front portion of the building consists of a large retail or bull pen area, large order desk, 4 offices, 3 bathrooms, staff room/kitchen, and a large storage room. The shop area is approximately 4,400 SF (approx. 49' x 88' and includes 2 -14' x 12' wide electric overhead doors, shipping receiving room with electric lift in the floor. The detached garage measures 53' x 16' and has electricity, a concrete floor, and can be used for cold storage. The yard is compacted and fenced and there is paved parking at the front. This property also features fibre optic internet and a pylon sign.

Built in 1978

Essential Information

MLS® #	A2090848
Price	\$799,900
Sold Price	\$775,000
Bathrooms	0.00
Acres	1.32
Year Built	1978
Type	Commercial
Sub-Type	Industrial



Status	Sold
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Community Information

Address	5114 63 Street
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2E3

Interior

Heating	Overhead Heater(s), Forced Air, Natural Gas, Other
Cooling	Other

Additional Information

Date Listed	November 22nd, 2023
Date Sold	January 31st, 2024
Days on Market	69
Zoning	2
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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