

\$2,100,000 - 5518 63 Avenue, Lloydminster

MLS® #A2111639

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.00 Acres

Hill Industrial, Lloydminster, Alberta

Introducing the pinnacle of industrial facilities, this state-of-the-art steel frame structure is designed to cater to the highest standards of operational efficiency and aesthetic appeal. With a grand bay ceiling stretching up to 29 feet, this facility ensures ample space and airiness essential for a wide range of industrial activities. It boasts a formidable 10-ton crane, spanning 72 feet, ideal for heavy lifting and maneuvering within the premises. Further enhancing its utility, the property features a well-equipped wash bay, a spacious mezzanine for additional storage or workspace, and four overhead doors (three measuring 18' x 14' and one measuring 12' x 12'), facilitating smooth ingress and egress of large machinery and goods. The interior is just as impressive, housing seven well-appointed offices, a modern training room, and a large reception area, making it a perfect blend of industrial functionality and corporate elegance. Situated at a strategic 3-acre location, the building offers easy access to both Highway 16 and Highway 17, ensuring seamless connectivity and transportation. Meticulously maintained, this well-kept property stands as a testament to premier industrial architecture and design, ready to accommodate businesses looking for a distinguished presence in the market.

Built in 2002

Essential Information



MLS® #	A2111639
Price	\$2,100,000
Sold Price	\$1,750,000
Bathrooms	0.00
Acres	3.00
Year Built	2002
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	5518 63 Avenue
Subdivision	Hill Industrial
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2S1

Interior

Heating	Natural Gas, Radiant
Cooling	Central Air

Exterior

Roof	Metal
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Additional Information

Date Listed	March 10th, 2024
Date Sold	September 23rd, 2024
Days on Market	197
Zoning	I2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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