

\$877,777 - 6001 52 Avenue, Lloydminster

MLS® #A2154215

\$877,777

0 Bedroom, 0.00 Bathroom,
Commercial on 1.14 Acres

Glen E. Neilsen Industrial Park, Lloydminster,
Alberta

Two for the price of one! Great parcel with two buildings on site. It is located in a fenced compound with ample yard and parking space. Building#1 [6000 square feet] 20x60 office/parts area, 60x80 workshop with 2-12x14 electric rollup doors, 400 amp 3-phase power, 3 compartment septic tank hooked to city sewer system. The shop floor has grated drains and is heated by radiant overhead heaters. Office /parts area heated by forced air furnace. The building is wood framed with metal cladding inside and out. Fireproof drywall under the inside cladding. Built in 1999 for a downhole pump shop. Currently rented on month to month basis. Building#2 [3528 square feet] 42x84 shop, 5-12x14 manual rollup doors, 400 amp 3 phase power, 200 amp 3 phase power. No office No water and sewer. Radiant overhead heat with a wood frame building. Built-in 2005 for a laser cutting table and storage for all the plates to be cut. Metal cladding inside and out. Fireproof drywall under the inside cladding. Currently used for storage/warehouse.

Built in 1999

Essential Information

MLS® #	A2154215
Price	\$877,777
Sold Price	\$780,000



Bathrooms	0.00
Acres	1.14
Year Built	1999
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	6001 52 Avenue
Subdivision	Glen E. Neilsen Industrial Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2S7

Amenities

Utilities	Electricity Connected, Natural Gas Connected
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Interior

Heating	Overhead Heater(s), Forced Air, Natural Gas, Radiant
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Exterior

Roof	Metal
Construction	Metal Siding, Wood Frame

Additional Information

Date Listed	July 31st, 2024
Date Sold	October 17th, 2024
Days on Market	78
Zoning	I2
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 DRIVE
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