

# \$7 - Bay 4, 6202 48 Street, Lloydminster

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MLS® #A2182199

**\$7**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Hill Industrial, Lloydminster, Alberta

2,310 square feet of warehouse space with great visibility and easy access. This space includes an 18'x11' office/reception area, 14' tall x 12' wide overhead door, 2-piece bathroom, 17' ceilings and radiant heat. This property is zoned I2 "Medium Industrial" and is suitable for a variety of permitted uses including: contractor services, equipment rental, government services, warehousing and much more. Conveniently located just a few blocks north of 44th street/Highway 16 and along one of Lloydminster's primary truck routes 62 Avenue.



Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2182199   |
| Price      | \$7        |
| Sold Price | \$7        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Sold       |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Bay 4, 6202 48 Street |
| Subdivision | Hill Industrial       |

|             |              |
|-------------|--------------|
| City        | Lloydminster |
| County      | Lloydminster |
| Province    | Alberta      |
| Postal Code | T9V 2G1      |

**Interior**

|         |                     |
|---------|---------------------|
| Heating | Forced Air, Radiant |
|---------|---------------------|

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 4th, 2024 |
| Date Sold      | March 4th, 2025    |
| Days on Market | 90                 |
| Zoning         | I2                 |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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