

# \$13 - #1, 6673 66 Street, Lloydminster

MLS® #A2202680

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Hill Industrial, Lloydminster, Alberta

Prime 5,000 SF Industrial Property in Hill  
Industrial Park

Located in the highly sought-after Hill Industrial Park, this 5,000 SF industrial property offers exceptional accessibility to Lloydminster's key truck routes, including 67th Street and 62nd Avenue. The yard is fully packed and graveled, featuring two catch basins for efficient drainage.

The 3,750 SF shop space (75' x 50') is designed for functionality, boasting 18' ceilings, two 16' H x 14' W electric overhead doors, a sump, radiant heat, and 3-phase power, ensuring seamless operations for industrial users. Additionally, the shop includes one washroom for convenience. The office area provides a well-organized layout with three private offices, a reception area, a storage/printer room, and an additional washroom.

With paved front parking and I2 zoning, this property is well-equipped to accommodate a variety of industrial uses. Don't miss this opportunity—contact us today for more details or to schedule a viewing!

Built in 2012

## Essential Information

MLS® #                      A2202680



|            |            |
|------------|------------|
| Price      | \$13       |
| Sold Price | \$11       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2012       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Sold       |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | #1, 6673 66 Street |
| Subdivision | Hill Industrial    |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Alberta            |
| Postal Code | T9V 3R7            |

### Amenities

|                |    |
|----------------|----|
| Parking Spaces | 10 |
|----------------|----|

### Interior

|         |                                             |
|---------|---------------------------------------------|
| Heating | Forced Air, Natural Gas, Overhead Heater(s) |
| Cooling | Central Air                                 |

### Exterior

|              |             |
|--------------|-------------|
| Roof         | Metal       |
| Construction | Metal Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Date Sold      | July 2nd, 2025   |
| Days on Market | 110              |
| Zoning         | I2               |
| HOA Fees       | 0.00             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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