

SALE/LEASE

±9,600 Sq. Ft. on
±1 Acre

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



5218 - 62 Street, Lloydminster, AB

STAND ALONE INDUSTRIAL BUILDING

Property Highlights

- Metal roof deck, metal panels with brick façade on the front office
- Steel frame, metal construction, foundations - Poured concrete slab
- Ceiling mounted gas fired furnace (shop); forced air furnace and air conditioning (office)
- Compacted gravel yard, security systems, washrooms in each bay, air lines, and vent fans in shop
- The property has frontage and access from off of 62nd Street on the south and 53rd Avenue on the west
- Adequate restrooms for men and women are situated throughout the building
- Pre-engineered construction



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

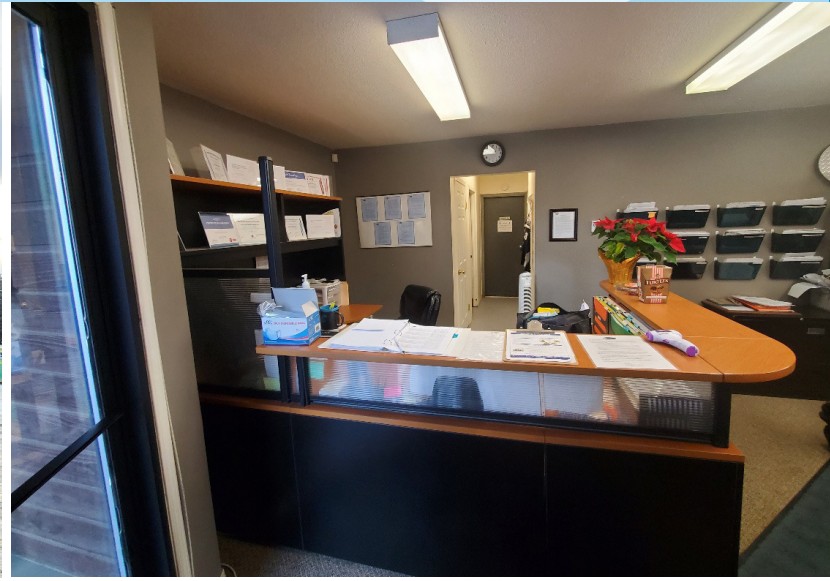


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Stand Alone Industrial Building

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Property Information

Municipal Address: 5218 - 62 Street, Lloydminster, AB

Legal Address: Lot 9, Block 6, Plan 7820790

Size: **Office** 1,125 Sq. Ft. (+/-)
Shop 8,475 Sq. Ft. (+/-)
+ Mezzanine 500 Sq. Ft. (+/-)
Total 9,600 Sq. Ft. (+/-)

Site Size: 1 Acre (+/-)

Zoning: IL (Light Industrial)

Parking: Gravel parking

Power: 200 Amp, 240 Volt

Heating: Gas and forced air furnace & AC

Ceiling Height: 17' 9"

Loading: (4) 14' overhead rear doors

Possession: Immediate/negotiable

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Asking Price: \$1,000,000.00

Property Taxes: \$10,445.93

Lease Rate: Market

OP Costs: TBC

Contact

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