

FOR SALE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Industrial Building and Land

6710 - 66 Street, Lloydminster, AB

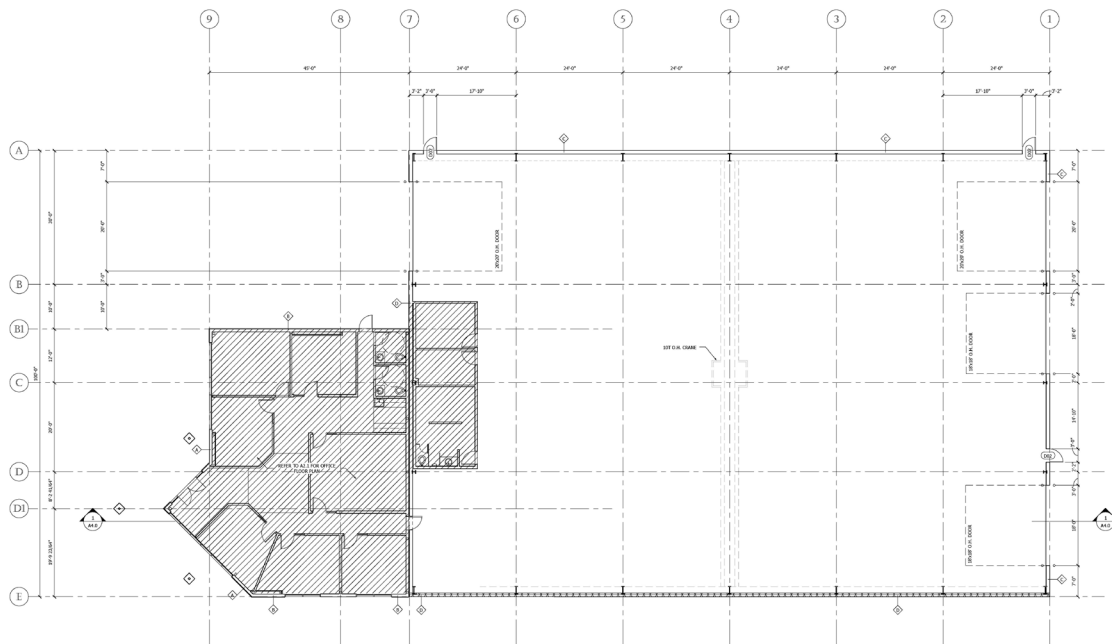
17,144 Sq.Ft. (+/-)

Property Highlights

- Foundation is complete
- Overhead doors installed
- Office structural steel erected
- Permits in place
- Robinson Industrial Park
- Crane capable
- Minutes from the Husky Oil Refinery
- Close proximity to the Municipal Airport
- Minutes from 75 Avenue, providing easy access to Hwy 16
- Drive-thru capable
- Pre-config construction

Lizotte and Associates Real Estate Inc.
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8
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FLOOR PLAN

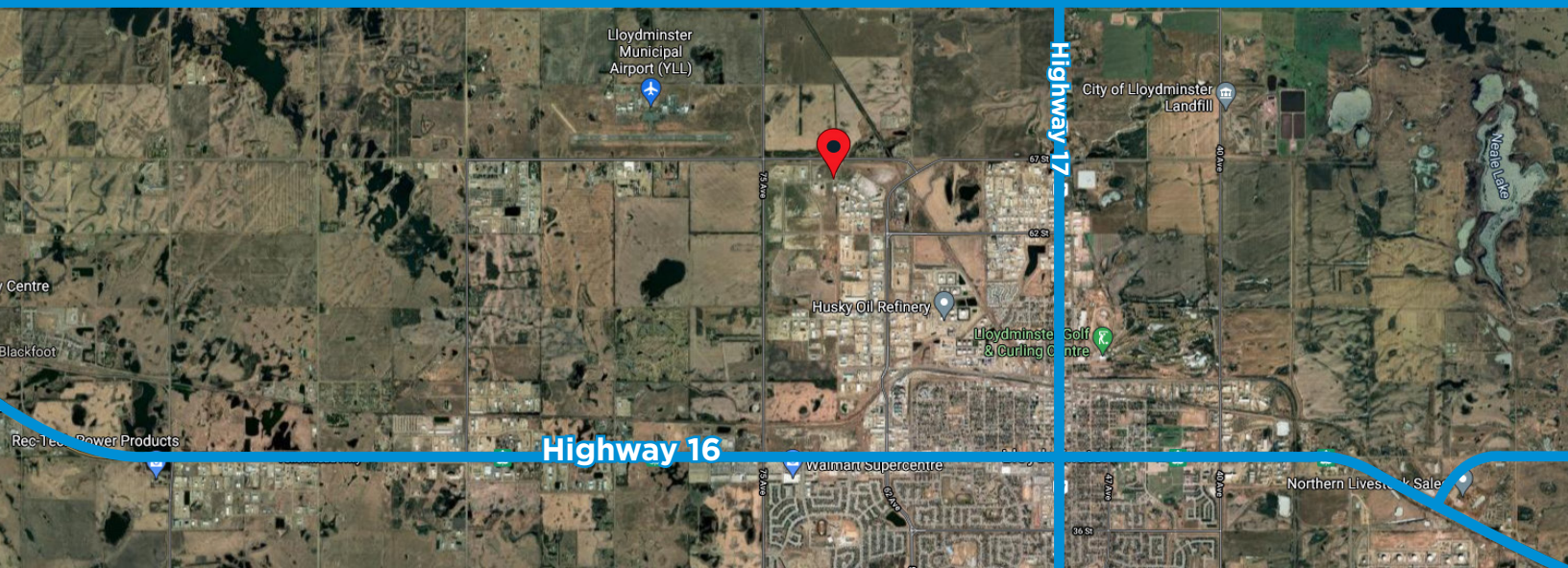


OVERALL MAIN FLOOR PLAN
1:100



Property Details

Address:	6710 - 66 Street, Lloydminster, AB
Legal Description:	Plan 1321551; Block 3; Lot 15 & 16
Size:	17,144 Sq.Ft. (+/-)
Site Size:	Lot 15 - 2.84 Acres (+/-) Lot 16 - 3.05 Acres (+/-)
Power:	600 Amp, 600 Volt, 3 Phase
Grade Loading:	(2) 20' x 20' - Drive Thru & (2) 18' x 18'
Cranes:	10 Ton crane capable
Ceiling Height:	34' at eaves
Zoning:	I2 (Industrial Medium)
Asking Price:	\$2,057,280.00 - Lot 15 with Building As Is \$610,000.00 - Lot 16 \$2,667,280.00 - Both Lots with Building As Is \$3,428,800.00 - Lot 15 with Building Completed \$4,038,800.00 - Both Lots with Building Completed
Property Taxes:	TBD



Contact

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