

FOR SALE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Industrial Building and Land

6852 - 66 Street, Lloydminster, AB

14,744 Sq.Ft. (+/-)

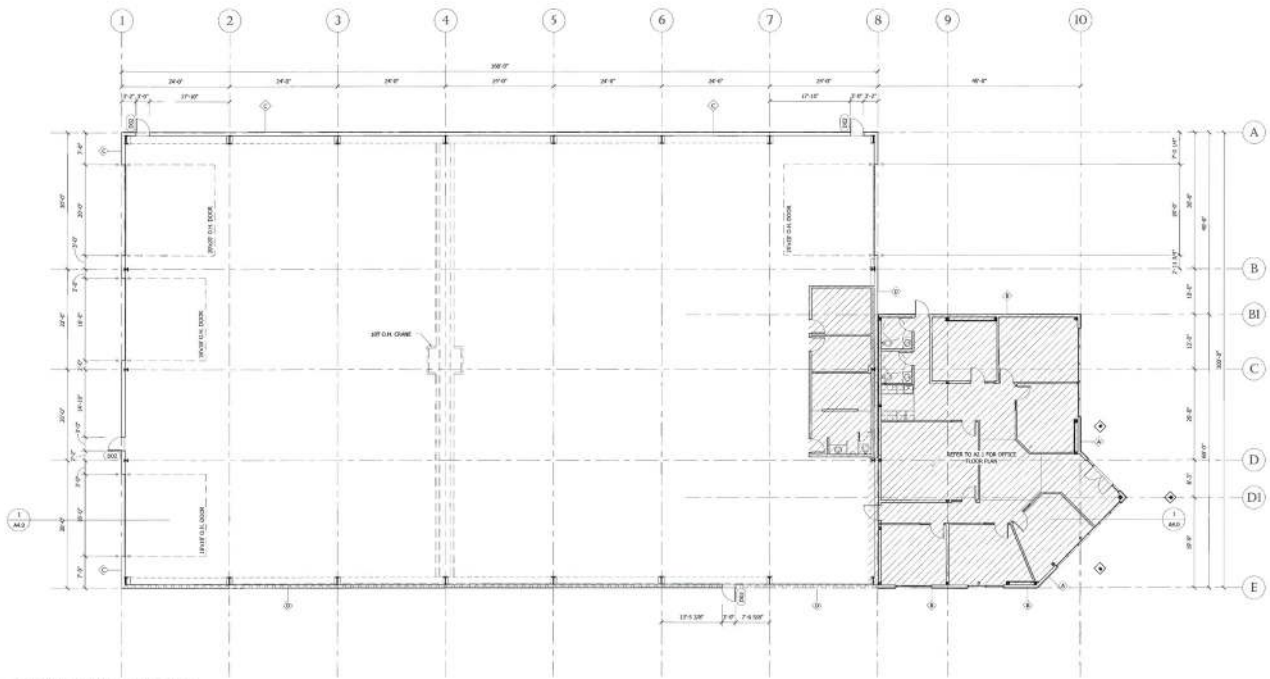
Property Highlights

- Foundation and building shell complete
- Overhead doors installed
- Office structural steel erected
- Permits in place
- Robinson Industrial Park
- 10 Ton Crane capable
- Water, sewer and storm installed
- 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

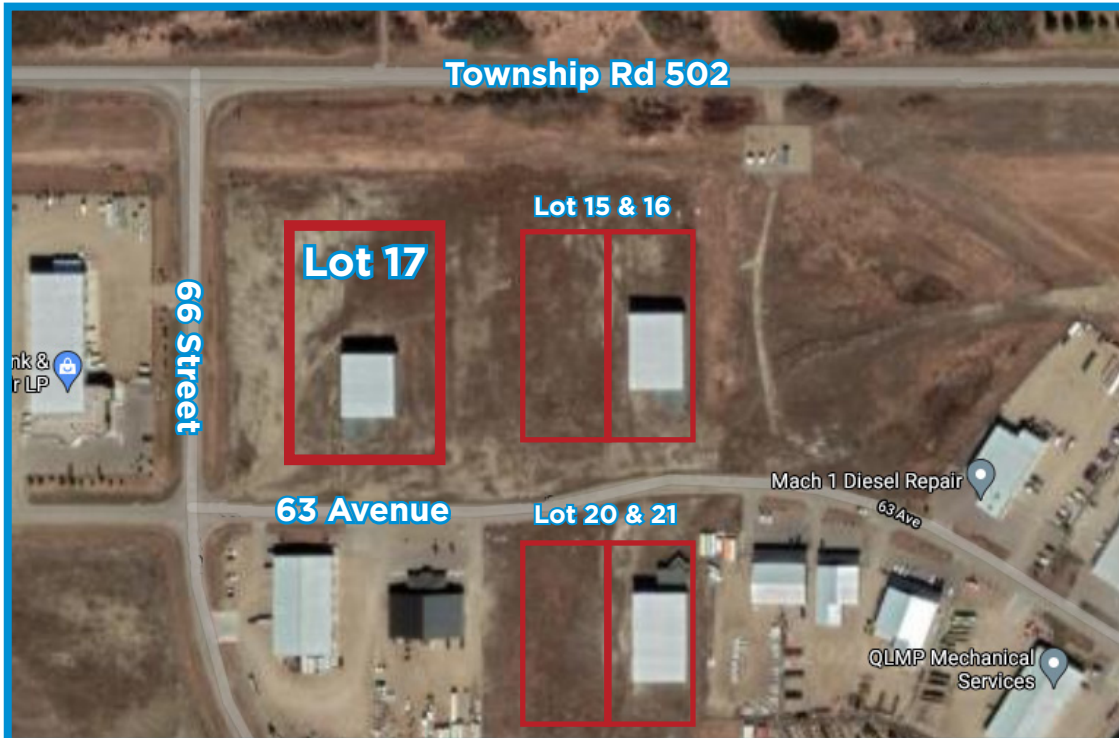
Lizotte and Associates Real Estate Inc.
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

780.488.0888 | www.lizotterealestate.com

FLOOR PLAN



① OVERALL MAIN FLOOR PLAN
1" = 10' 0"



Featured Lot 17.

Also available are Lots 15 & 16 or Lots 20 & 21.

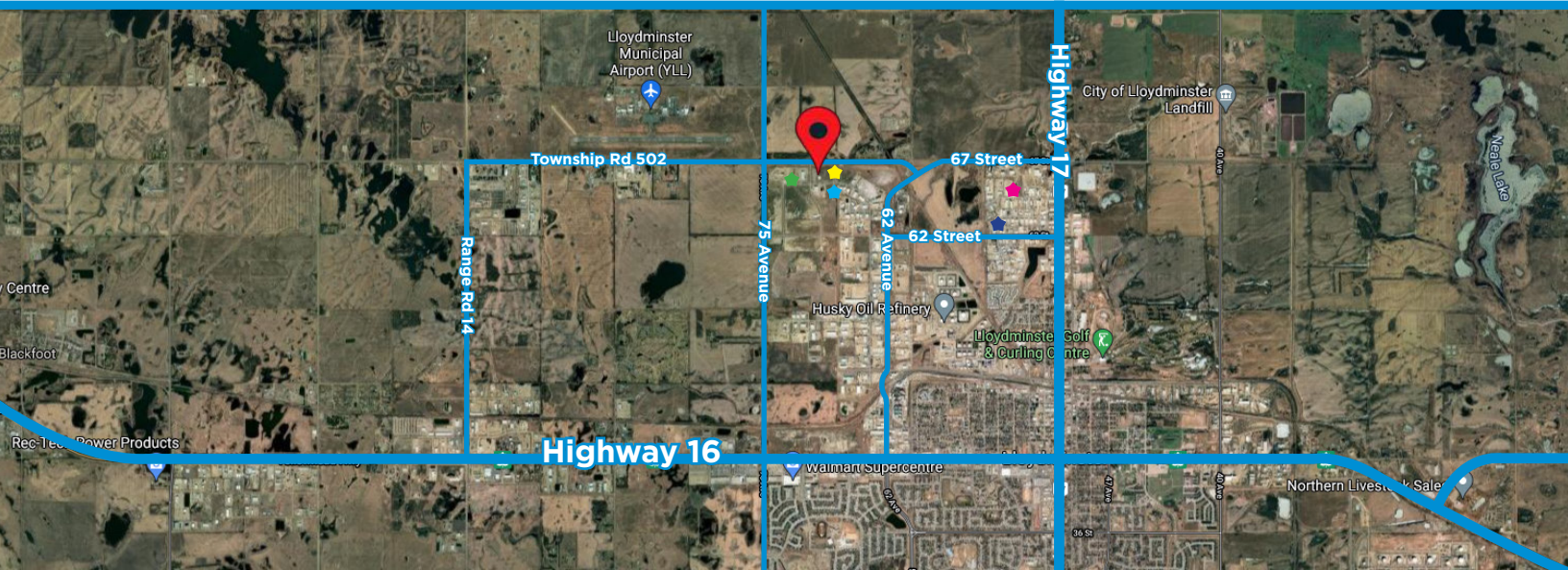
Contact one of our Associates for additional information or visit our website:
www.lizotterealestate.com

Property Details

Address:	6852 - 66 Street, Lloydminster, AB
Legal Description:	Plan 1321551; Block 3; Lot 17
Size:	14,744 Sq.Ft. (+/-)
Site Size:	3.09 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:	\$2,066,604.00 - Lot 17 with Building As Is \$2,948,800.00 - Lot 17 with Building Completed
Property Taxes:	TBD

Other Listings

- ★ **For Sale** - 6710 -66 Street
- ★ **For Sale** - 6715 -66 Street
- ★ **For Sale/Lease** - 7004 - 66 Street
- ★ **For Sale/Lease** - 5202 - 65 Street
- ★ **For Sale/Lease** - 5218 - 62 Street



Contact

Richard Lizotte
President/Broker
Cell: 780.292.1871
Direct: 780.784.5360
richard@lizotterealestate.com

Lee Berger
Associate
Cell: 587.983.6654
Direct: 780.784.5363
lee@lizotterealestate.com

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