

# FOR SALE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



## Industrial Building and Land

6715 - 66 Street, Lloydminster, AB

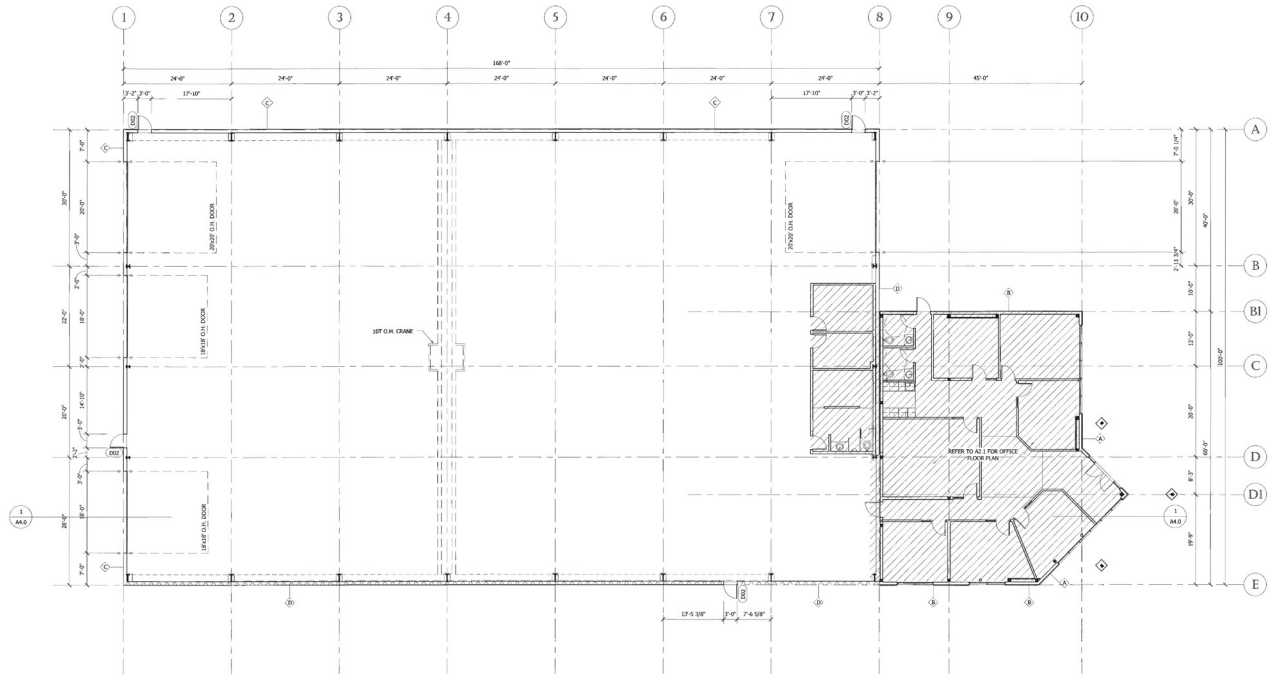
19,544 Sq.Ft. (+/-)

### 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

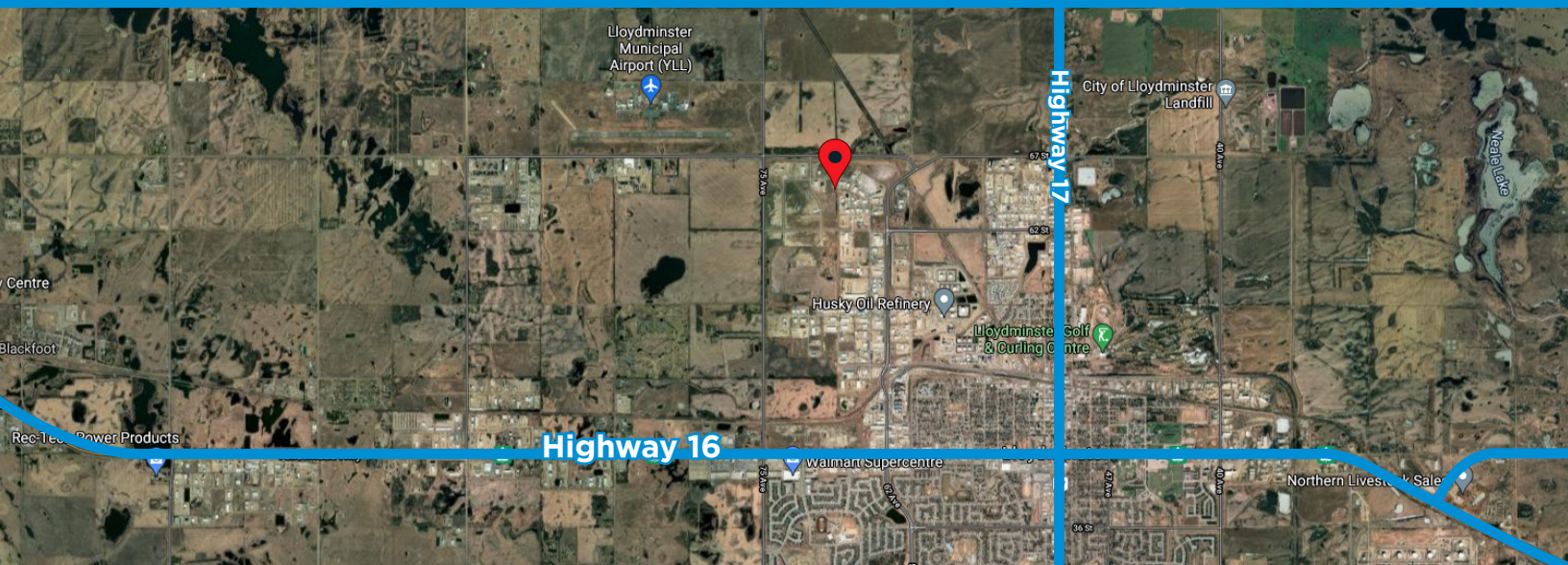
Lizotte and Associates Real Estate Inc.  
#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8  
780.488.0888 | [www.lizotterealestate.com](http://www.lizotterealestate.com)

**FLOOR PLAN**



## Property Details

<b>Address:</b>	6715 - 66 Street, Lloydminster, AB
<b>Legal Description:</b>	Plan 1321551; Block 2; Lot 20 & 21
<b>Size:</b>	19,544 Sq.Ft. (+/-)
<b>Site Size:</b>	Lot 20 - 2.46 Acres (+/-) Lot 21 - 2.16 Acres (+/-)
<b>Power:</b>	600 Amp, 600 Volt, 3 Phase
<b>Loading:</b>	(2) 20' x 20' - Drive Thru & (2) 18' x 18'
<b>Cranes:</b>	10 Ton crane capable
<b>Ceiling Height:</b>	34' at eaves
<b>Zoning:</b>	I2 (Industrial Medium)
<b>Asking Price:</b>	\$2,345,280.00 - Lot 20 with Building As Is \$432,000.00 - Lot 21 \$2,777,280.00 - Both Lots with Building As Is \$3,713,360.00 - Lot 20 with Building Completed \$4,145,360.00 - Both Lots with Building Completed
<b>Property Taxes:</b>	TBD



## Contact

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