

# FOR SALE

11,500 Sq. Ft. (+/-)  
on 1.2 AC (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**MOTIVATED VENDOR**

**5102 – 62 Street, Lloydminster, AB**

## **FREE-STANDING BUILDING AND YARD**

### **Property Highlights**

- Multiple offices/boardroom
- Reception/open work area
- Fenced and gated, graveled yard
- Lunchroom
- Electronic security locks
- Wash Bay
- Trench Drain with Dual Compartment Sump



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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Edmonton, AB T5J 1W8



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# FOR SALE

## FREE-STANDING BUILDING AND YARD

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FREE-STANDING BUILDING AND YARD

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## Property Information

**Municipal Address:** 5102 - 62 Street, Lloydminster, AB

**Legal Address:** Plan 7820790; Block 6; Lot 1

**Building Size:** 11,500 Sq.Ft (+/-)

**Site Size:** 1.2 Acres (+/-)

**Zoning:** IL (Light Industrial)

**Parking:** Ample surface parking

**Power:** TBC

**Crane:** 1 Ton Jib Crane

**Heating:** Forced air heating

**Ceiling Height:** 14' Clear

**Loading:** Seven 12' x 14' Grade

**Possession:** Immediate/negotiable

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**Purchase Price:** ~~\$1,955,000.00 (\$170/Sq. Ft.)~~  
\$1,750,000.00 (\$152/Sq. Ft.)

**Property Taxes:** TBC

## Contact

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