\$11 - 4604 62 Avenue, Lloydminster

MLS® #A2220429

\$11

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Hill Industrial, Lloydminster, Alberta

Prime location for this Lloydminster industrial property. 32,232 square feet available just north of 44th Street (HWY 16). Featuring 21,784 square feet of shop and 10,448 square feet of office. The shop space measures 100' wide by approximately 200' deep and includes 3 â€" 12'x16'(WXH) overhead doors, 3 phase 4 wire 600 amp 347 volt power, bridge crane, radiant heat and 23'6 ceiling height at the centre and 19'8 at the eaves. The 2 levels of office space include multiple offices and washrooms, board rooms, kitchen areas and reception on each floor and is serviced by forced air heating and central A/C. Fenced compound with mainly paved parking area and yard space. Access to the yard space is shared with the tenant occupying the back part of the building.



Essential Information

MLS® # A2220429

Price \$11

Bathrooms 0.00

Acres 0.00

Year Built 1976

Type Commercial

Sub-Type Industrial

Status Active

Community Information







Address 4604 62 Avenue

Subdivision Hill Industrial
City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 2G2

Interior

Heating Overhead Heater(s), Floor Furnace, Forced Air, Natural Gas, Other,

Radiant

Cooling Central Air

Exterior

Construction Metal Frame

Additional Information

Date Listed May 12th, 2025

Days on Market 176 Zoning I2

Listing Details

Listing Office MUSGRAVE AGENCIES

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