

5106 63 Street  
Lloydminster, Alberta

MLS # A2259435



**\$799,000**

**Division:** Glen E. Nielsen Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,680 sq.ft.

**Zoning:** Medium Industrial

**Heating:** Floor Furnace, Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Metal Frame

**Parking:** -

**Water:** -

**Lot Size:** 1.03 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Great location for this property ,total of 6680 sq.ft. Main building is 4680 sq,3200 shop area with 3 -14W X16H OHDs', one and half ton crane, 3 phase power. The office area is 1400 sq.ft and has 3 offices, washroom and reception area. There is a mezzanine with 1 office and kitchen area. The second building is 2000sq. ft with concrete floor 1-18W X14H OHD. 3 phase power and radiant heat. Property is perimeter fenced and the lot is hard packed.