

6609 63 Street  
Lloydminster, Alberta

MLS # A2208048

**\$2,950,000**



**Division:** Hill Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 16,000 sq.ft.

**Zoning:** I2

**Heating:** Floor Furnace, Hot Water

**Floors:** -

**Roof:** -

**Exterior:** Metal Frame

**Water:** -

**Sewer:** -

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.70 Acres

**Lot Feat:** -

This building is perfect for the investor or end user that wants some rental income. 14,000 sq ft building with 16,000 sq ft of lease space. This building is divided equally on both sides to allow options of 8,000 or 16,000 sq ft. Both side feature 3-16x16 OHDs, in floor heat in the shop area and forced air for both main office and mezzanine area. Current leases in place until December 31, 2026.