\$2,950,000 - 6609 63 Streetclose, Lloydminster

MLS® #A2208048

\$2,950,000

0 Bedroom, 0.00 Bathroom, Commercial on 1.70 Acres

Hill Industrial, Lloydminster, Alberta

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.



Essential Information

MLS® # A2208048

Price \$2,950,000

Bathrooms 0.00
Acres 1.70

Year Built 2015

Type Commercial

Sub-Type Industrial

Status Active

Community Information

Address 6609 63 Streetclose

Subdivision Hill Industrial
City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 3T6

Interior







Heating Floor Furnace, Hot Water

Exterior

Construction Metal Frame

Additional Information

Date Listed April 2nd, 2025

Days on Market 216

Zoning I2

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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