

# \$3,100,000 - 5301 62nd Street, Lloydminster

MLS® #A2178724

**\$3,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.95 Acres

NONE, Lloydminster, Alberta

Unique constructed office space in the Glen E Neilson Industrial park. This one of a kind office building was built in 1981 and has over 40,000 sq ft The large office area is well laid out with multiple board rooms, coffee rooms, and washrooms on each of the three floors. Enjoy the natural light that radiates throughout the abundance of windows. Every office has a window to the outside or facing the the 2823 sqft three story interior atrium where you can immerse yourself in quaint views, there is a lunch room and a large area designated for a gym with its own separate change rooms & washroom facilities. This Building is in move in condition and also features an abundance of on site parking. This building has immense potential to be customized for a wide variety of target markets.

Built in 1981

## Essential Information

MLS® #	A2178724
Price	\$3,100,000
Bathrooms	0.00
Acres	1.95
Year Built	1981
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information



Address	5301 62nd Street
Subdivision	NONE
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2E5

### Interior

Heating	Baseboard
Cooling	Central Air

### Additional Information

Date Listed	November 15th, 2024
Days on Market	241
Zoning	I1

### Listing Details

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.