

\$2,750,000 - 5267 67 Avenue, Lloydminster

MLS® #A2207204

\$2,750,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Hill Industrial, Lloydminster, Alberta

This property is the perfect setup for a shipping/receiving company. It is the definition of quality and comprises of 19,000 square feet on +/- 2.55 acres. Featuring a dedicated shipping/receiving area with 4 dock doors as well as grade level doors to give you a variety of options to load or unload product. The main floor is designed for warehousing with flat floors and 25' ceilings at the eaves and 27' at centre. The warehouse area measures approximately 90' x 100' and includes 3 offices and 2 bathrooms as well as parts rooms. The display/retail area measures approximately 50'x100' and includes 2 manager's offices and 2 bathrooms. The 2nd level features 5,000 square feet of executive offices, board room, storage, bull pen area that could be built out with additional offices, fitness room with dedicated 3-piece bathroom, large staff room with kitchen and lounging area, mechanical room, and a large covered patio area that is perfect for hosting staff functions in the summer. Additional features: pavement all the way around, lots of parking on the N. and W. side of the building including plug ins, pylon sign, a large fenced compound, 3 phase power. NOTE: current warehouse racking will not stay with the property. Property is also listed for lease, see MLS #A2207197

Built in 2014

Essential Information



| | |
|------------|-------------|
| MLS® # | A2207204 |
| Price | \$2,750,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 5267 67 Avenue |
| Subdivision | Hill Industrial |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 3N6 |

Interior

| | |
|---------|------------------------------------------------|
| Heating | Natural Gas, Floor Furnace, Overhead Heater(s) |
| Cooling | Central Air |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 166 |
| Zoning | I2 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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