

\$2,575,000 - 5204 63 Avenue, Lloydminster

MLS® #A2250130

\$2,575,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.03 Acres

Hill Industrial, Lloydminster, Alberta

Well built 14,000 sq ft shop on 3.03 fenced acres. The 12,500 sq. ft shop features service bay with pit, designated wash bay, 6-18x18 OHD, 2-16x16 OHD, 1-14x16 OHD. The office area has large reception, board room, kitchen and offices on the main floor and 4 offices in the mezzanine.

Built in 2004

Essential Information

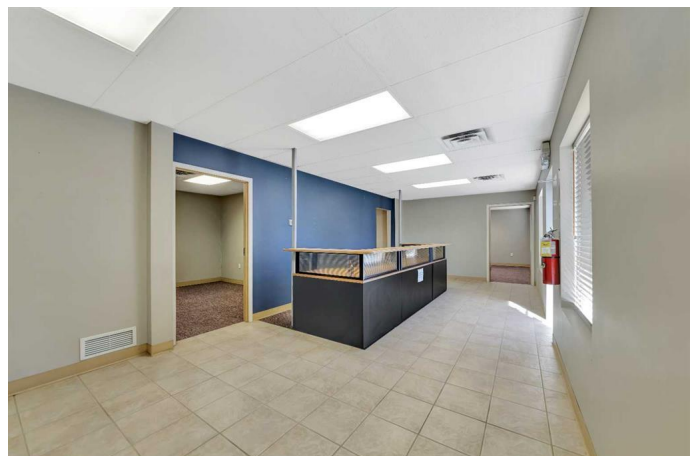
MLS® #	A2250130
Price	\$2,575,000
Bathrooms	0.00
Acres	3.03
Year Built	2004
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	5204 63 Avenue
Subdivision	Hill Industrial
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3T8

Interior

Heating	Floor Furnace, Radiant
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Cooling	Central Air
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Exterior

Construction	Metal Frame
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Additional Information

Date Listed	August 20th, 2025
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Zoning	I2
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Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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