



**GRASSROOTS**

REALTY GROUP

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5114 62 Street  
Lloydminster, Alberta

MLS # A2288779



**\$699,900**

**Division:** Glen E. Neilsen Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,400 sq.ft.

**Zoning:** I1

**Heating:** Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Metal Frame

**Parking:** -

**Water:** -

**Lot Size:** 1.38 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Exceptional investment opportunity featuring three buildings on site &mdash; two currently leased with solid tenants in place, and the remaining building with storage units offering great potential for future revenue. Located along high-traffic 62 Street in Lloydminster's busy industrial park, this versatile 5,400 SF building offers storefront space, a fenced compound, and a well-equipped shop with four overhead doors (10x14, 2-14x14, 26x14), radiant heat, and a trench drain over the mezzanine area. The main floor includes reception, three offices, storage, and two washrooms. Upstairs features four additional offices, a lunchroom, and one washroom. Equipped with two A/C units, two furnaces, an HVAC system, and a 40-gallon hot water tank. Approx. 20' building height. Excellent visibility and yard access&mdash;ideal for trades, service, or light industrial users.