



GRASSROOTS
REALTY GROUP

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4706 62 Avenue
Lloydminster, Alberta

MLS # A2340403



\$3,000,000

Division: West Lloydminster

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,800 sq.ft.

Zoning: BT

Heating: Floor Furnace, Radiant

Floors: -

Roof: -

Exterior: Metal Frame

Water: -

Sewer: -

Inclusions: 5 ton overhead crane

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.34 Acres

Lot Feat: -

Excellent opportunity to acquire two well-equipped industrial buildings with functional office areas, substantial shop space, overhead cranes, and high-capacity electrical service. Building 1 — 13,800 SF | Built in 2013 This modern industrial facility offers a well-designed combination of office and shop space, with approximately 25 feet of shop clearance. Features include: Three 16' W x 16' H overhead doors with electric openers plus one 10' x 12' overhead door. One 5-ton overhead crane with a 50-foot span 600-volt, 400-amp electrical service Forced-air furnace and air conditioning serving the office area Reception area and multiple offices Boardroom Kitchenette and break rooms Three washrooms Spacious, functional shop area with excellent overhead clearance Building 2 — 14,420 SF | Original Building Built in 1976; Addition Built in 1998 This substantial industrial building provides a combination of office, mezzanine, storage, and shop space. The original building features 16-foot wall clearance, while the 1998 addition offers 22-foot wall clearance. Office and mezzanine features include: Front entrance and reception area Two private offices Two-piece washroom Mezzanine with multiple storage rooms Locker room with wash basins Two-piece washroom Staff area Shop and equipment features include: Two estimated 3-ton overhead cranes in the original shop Two estimated 5-ton overhead cranes in the 1998 addition Electrical service estimated at 800 amps, 3-phase, with two services Excellent ceiling heights for a variety of industrial applications Property Highlights These two buildings provide an exceptional opportunity for an owner-user, industrial operator, or investor seeking significant shop, office, storage, and equipment capacity. The multiple overhead cranes, high-capacity electrical services, generous clear heights,

and established office amenities make this property well suited to a wide range of industrial and commercial uses.