

\$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 a 1500 sq.ft. mezzanine with 4 offices.

Built in 2004

Essential Information

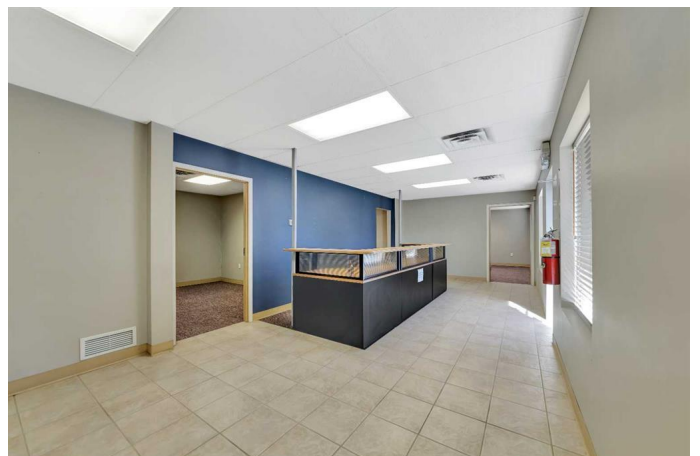
MLS® #	A2250130
Price	\$2,575,000
Bathrooms	0.00
Acres	3.03
Year Built	2004
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

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

Interior

Heating	Floor Furnace, Radiant
---------	------------------------



Cooling Central Air

Exterior

Construction Metal Frame

Additional Information

Date Listed August 20th, 2025

Days on Market 73

Zoning I2

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.