

\$2,249,999 - 7156 56 Street, Lloydminster

MLS® #A2254306

\$2,249,999

0 Bedroom, 0.00 Bathroom,
Commercial on 1.00 Acres

Hill Industrial, Lloydminster, Alberta

Built in 2013, this steel-frame industrial building is a versatile investment opportunity. The space includes offices, a lunchroom, a boardroom, and a mezzanine, providing a well-rounded setup for both administrative and operational needs. Four 16' x 14' overhead doors offer easy access for equipment and deliveries. The property can be purchased with the flexibility of keeping one or two tenants in place for immediate rental income, or delivered completely vacant. Use one half for your own business while collecting rent from the other, or maximize the entire building for your operations.

Built in 2013

Essential Information

MLS® #	A2254306
Price	\$2,249,999
Bathrooms	0.00
Acres	1.00
Year Built	2013
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	7156 56 Street
Subdivision	Hill Industrial
City	Lloydminster



County	Lloydminster
Province	Alberta
Postal Code	T9V 3N6

Amenities

Parking Spaces	20
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Interior

Heating	Natural Gas, Floor Furnace, Radiant
Cooling	Central Air

Exterior

Roof	Metal
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Additional Information

Date Listed	September 5th, 2025
Days on Market	60
Zoning	I2

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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