

# \$725,000 - 5114 62 Street, Lloydminster

MLS® #A2261385

**\$725,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.38 Acres

Glen E. Neilsen Industrial Park, Lloydminster,  
Alberta

Exceptional investment opportunity featuring three buildings on site – 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 – ideal for trades, service, or light industrial users.

Built in 1979

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2261385   |
| Price      | \$725,000  |
| Bathrooms  | 0.00       |
| Acres      | 1.38       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Industrial |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 5114 62 Street                  |
| Subdivision | Glen E. Neilsen Industrial Park |
| City        | Lloydminster                    |
| County      | Lloydminster                    |
| Province    | Alberta                         |
| Postal Code | T9V 0V3                         |

## Interior

|         |             |
|---------|-------------|
| Heating | Radiant     |
| Cooling | Central Air |

## Exterior

|              |             |
|--------------|-------------|
| Construction | Metal Frame |
|--------------|-------------|

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 32                |
| Zoning         | I1                |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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