

\$13 - #1, 6673 66 Street, Lloydminster

MLS® #A2202680

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Hill Industrial, Lloydminster, Alberta

Prime 5,000 SF Industrial Property in Hill
Industrial Park

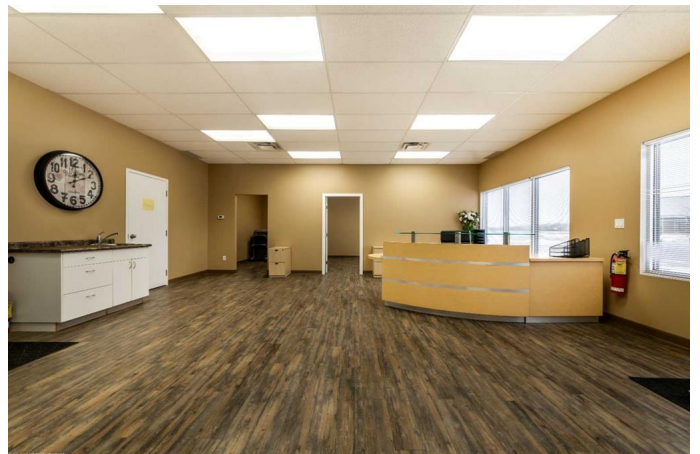
Located in the highly sought-after Hill Industrial Park, this 5,000 SF industrial property offers exceptional accessibility to Lloydminster's key truck routes, including 67th Street and 62nd Avenue. Situated on a shared ±2.18-acre pie-shaped lot, the yard is fully packed and graveled, featuring two catch basins for efficient drainage.

The 3,750 SF shop space (75' x 50') is designed for functionality, boasting 18' ceilings, two 16' H x 14' W electric overhead doors, a sump, radiant heat, and 3-phase power, ensuring seamless operations for industrial users. Additionally, the shop includes one washroom for convenience. The office area provides a well-organized layout with three private offices, a reception area, a storage/printer room, and an additional washroom.

With paved front parking and I2 zoning, this property is well-equipped to accommodate a variety of industrial uses. Don't miss this opportunity—contact us today for more details or to schedule a viewing!

Built in 2012

Essential Information



MLS® #	A2202680
Price	\$13
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	#1, 6673 66 Street
Subdivision	Hill Industrial
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3R7

Amenities

Parking Spaces	10
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Interior

Heating	Forced Air, Natural Gas, Overhead Heater(s)
Cooling	Central Air

Exterior

Roof	Metal
Construction	Metal Frame

Additional Information

Date Listed	March 14th, 2025
Days on Market	22
Zoning	I2

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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