

# \$1,550,777 - 4810 62 Avenue, Lloydminster

MLS® #A2214289

**\$1,550,777**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.82 Acres

Hill Industrial, Lloydminster, Alberta

20000 square feet of lease space fully occupied! The leaseable space is all full which makes this one easy to own. Front parking is paved, easy access off 62 Avenue which also gives the tenants lots of exposure to traffic going by daily. Some long-term tenants are in place, and lease rates are available upon request so don't wait to check this one out and add to your investment portfolio!

Built in 1978

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2214289    |
| Price      | \$1,550,777 |
| Bathrooms  | 0.00        |
| Acres      | 1.82        |
| Year Built | 1978        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4810 62 Avenue  |
| Subdivision | Hill Industrial |
| City        | Lloydminster    |
| County      | Lloydminster    |
| Province    | Alberta         |
| Postal Code | T9V2E9          |

## Interior



|         |                                                                        |
|---------|------------------------------------------------------------------------|
| Heating | Forced Air, Hot Water, Natural Gas, Overhead Heater(s), Varies by Unit |
| Cooling | None                                                                   |

## Exterior

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt/Gravel  |
| Construction | Metal Frame     |
| Foundation   | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 9                |
| Zoning         | I2               |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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