

# \$11 - 4604 62 Avenue, Lloydminster

MLS® #A2220429

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Hill Industrial, Lloydminster, Alberta

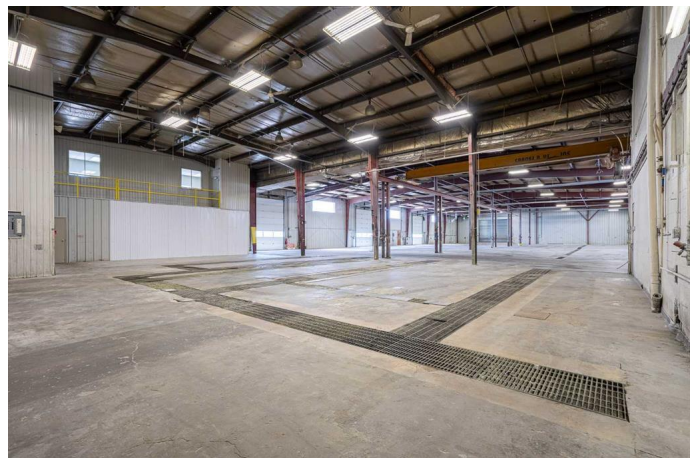
Prime location for this Lloydminster industrial property. 32,232 square feet available just north of 44th Street (HWY 16). Featuring 21,784 square feet of shop and 10,448 square feet of office. The shop space measures 100'™ wide by approximately 200'™ deep and includes 3 " 12'™x16'™(WXH) overhead doors, 3 phase 4 wire 600 amp 347 volt power, bridge crane, radiant heat and 23'™6 ceiling height at the centre and 19'™8 at the eaves. The 2 levels of office space include multiple offices and washrooms, board rooms, kitchen areas and reception on each floor and is serviced by forced air heating and central A/C. Fenced compound with mainly paved parking area and yard space. Access to the yard space is shared with the tenant occupying the back part of the building.

Built in 1976

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2220429   |
| Price      | \$11       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 4604 62 Avenue  |
| Subdivision | Hill Industrial |
| City        | Lloydminster    |
| County      | Lloydminster    |
| Province    | Alberta         |
| Postal Code | T9V 2G2         |

### **Interior**

|         |                                                                            |
|---------|----------------------------------------------------------------------------|
| Heating | Floor Furnace, Forced Air, Natural Gas, Other, Overhead Heater(s), Radiant |
| Cooling | Central Air                                                                |

### **Exterior**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 36             |
| Zoning         | I2             |

### **Listing Details**

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

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