

# \$2,750,000 - 5267 67 Avenue, Lloydminster

MLS® #A2207204

**\$2,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Hill Industrial, Lloydminster, Alberta

This property is the perfect setup for a shipping/receiving company. It is the definition of quality and comprises of 19,000 square feet on +/- 2.55 acres. Featuring a dedicated shipping/receiving area with 4 dock doors as well as grade level doors to give you a variety of options to load or unload product. The main floor is designed for warehousing with flat floors and 25'™ ceilings at the eaves and 27'™ at centre. The warehouse area measures approximately 90'™ x 100'™ and includes 3 offices and 2 bathrooms as well as parts rooms. The display/retail area measures approximately 50'™x100'™ and includes 2 manager's offices and 2 bathrooms. The 2nd level features 5,000 square feet of executive offices, board room, storage, bull pen area that could be built out with additional offices, fitness room with dedicated 3-piece bathroom, large staff room with kitchen and lounging area, mechanical room, and a large covered patio area that is perfect for hosting staff functions in the summer. Additional features: pavement all the way around, lots of parking on the N. and W. side of the building including plug ins, pylon sign, a large fenced compound, 3 phase power. NOTE: current warehouse racking will not stay with the property. Property is also listed for lease, see MLS #A2207197

Built in 2014

## Essential Information



MLS® #	A2207204
Price	\$2,750,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	5267 67 Avenue
Subdivision	Hill Industrial
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3N6

### Interior

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

### Additional Information

Date Listed	March 31st, 2025
Days on Market	43
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.