

FOR SALE OR LEASE

NAI Commercial

PRIME COMMERCIAL OFFICE BUILDING
IN LLOYDMINSTER'S INDUSTRIAL HUB



5301 - 62 STREET | LLOYDMINSTER, AB |

SPACIOUS 49,455 SF PROFESSIONAL
OFFICE ON 1.95 ACRES

PROPERTY HIGHLIGHTS

- **Building Size:** 49,455 sq.ft. (3-storey office building, built 1981, effective age ± 20 years)
- **Office Ratio:** $\pm 71.8\%$ finished office space with 100+ demisable offices
- **Interior Highlights:** Grand central atrium with tree and water feature
- Multiple boardrooms and meeting rooms
- Gym and coffee rooms on each floor
- Flexible layout with moveable walls
- **Construction:** Steel and concrete frame with brick & stucco exterior
- **Access:** Excellent corner exposure at 62 Street & 53 Avenue in Glenn E. Neilson Industrial Park

This property offers nearly 50,000 sq.ft. of adaptable office space on a 1.95-acre corner lot in Lloydminster's Glenn E. Neilson Industrial Park, featuring 100+ demisable offices, boardrooms, a gym, and a central atrium. With 1,200-amp power, 100 parking stalls, and excellent access, it's a rare, well-maintained asset suited for owner-users, investors, or developers. Its size, quality, and flexible zoning make it difficult to replicate and position it for long-term value in a strong regional hub economy

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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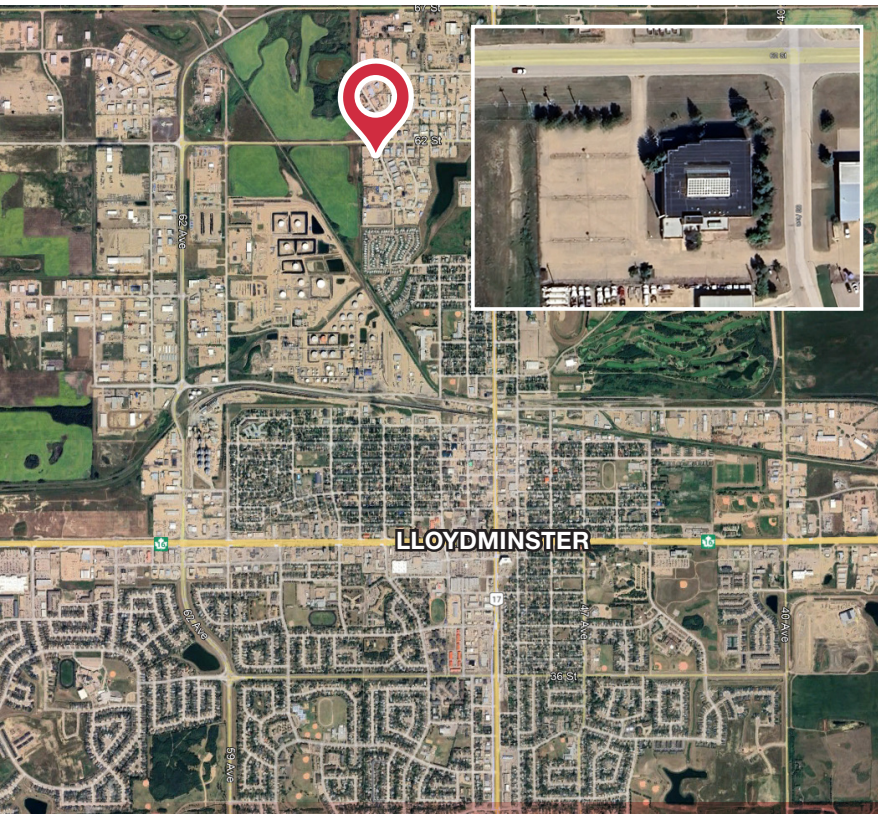
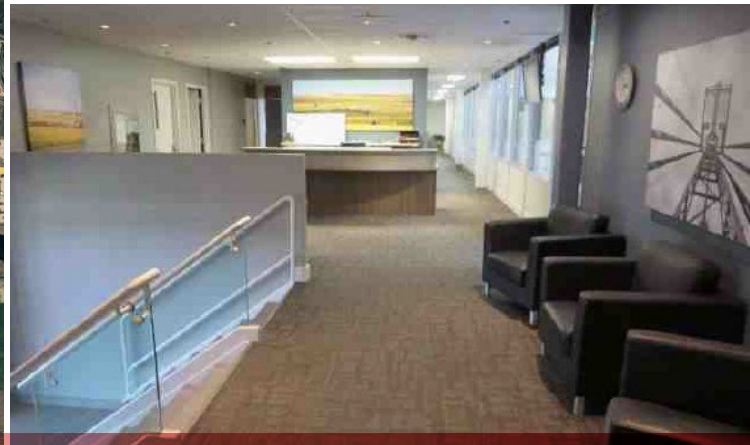
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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 8220820 Block 7 Lot 6
ZONING	Light Industrial
AVAILABLE	Immediately
SIZE	49,455 sq.ft.±
YEAR BUILT	1981
CEILING HEIGHT	10'
HEATING	Commercial boiler with roof mounted central air units.
POWER	1200 amp TBC
LIGHTING	Fluorescent
PARKING	Private parking lot - 100 stalls
LOADING	One grade loading door
SITE/YARD SIZE	1.95 acres±
LEASE RATE	\$14.00/sq.ft./annum
OPERATING COSTS	TBC
PROPERTY TAXES	\$44,709.64 (2025)
SALE PRICE	\$2,900,000



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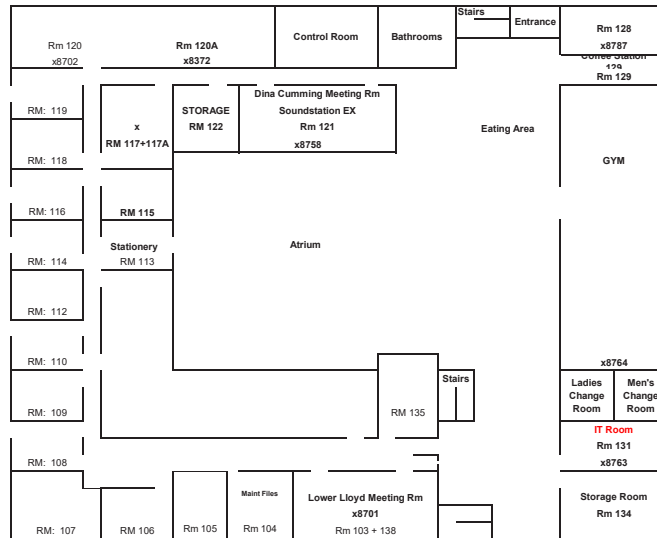
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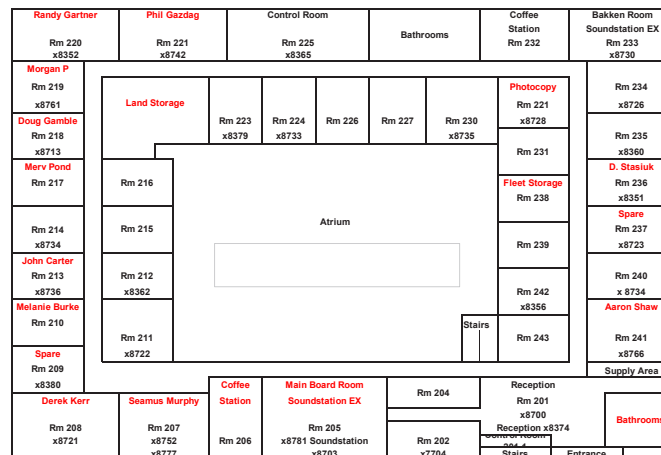
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7900-CC25

MAIN FLOOR



2ND FLOOR



3RD FLOOR

