

19,000 SF
Industrial Property



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Lloydminster, AB

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Royal LePage® Musgrave Agencies
1202 50th Avenue, Lloydminster, AB
Independently Owned & Operated

FOR SALE

Sale Price \$2,499,900

Property Features

- Perfect setup for a shipping and receiving company
- Quality industrial facility totaling 19,000 SF on ±2.55 acres
- Dedicated shipping/receiving area with 4 dock doors
- Additional grade-level doors offering flexible loading and unloading options
- Main floor designed for warehousing with flat floors
- 25' clear height at eaves and 27' clear height at centre
- Warehouse area approximately 90' x 100'
- Includes 3 offices and 2 bathrooms within the warehouse area
- Second level features 5,000 SF of executive office space
- Includes boardroom, storage areas, and bull-pen workspace with potential for additional offices
- Fitness room with dedicated 3-piece bathroom
- Large staff room with kitchen and lounge area
- Mechanical room included
- Large covered patio, ideal for hosting staff functions in warmer months
- Fully paved around the entire building
- Ample parking on the North and West sides, including electrical plug-ins
- Features pylon signage and a large fenced compound



Property Overview

Legal Description:	Lot 11B, Block 16, Plan 1322400
Year Built:	2014
Building Type:	Industrial I2, Medium
Zoned:	Industrial
Property Tax 2026:	\$40,273.62
Heating:	Overhead Heater(s), Floor Furnace, Natural Gas
Cooling:	Central Air
Power:	3-Phase
Overhead Doors:	(1)10'H x 10'W, (1)10'H x 8'W, (1)14'H x 10'W
Dock Doors:	(4)7'H x 6'W
Fenced Compound:	Yes
Paved Yard:	Yes
MLS #:	A2296585



PROPERTY OVERVIEW

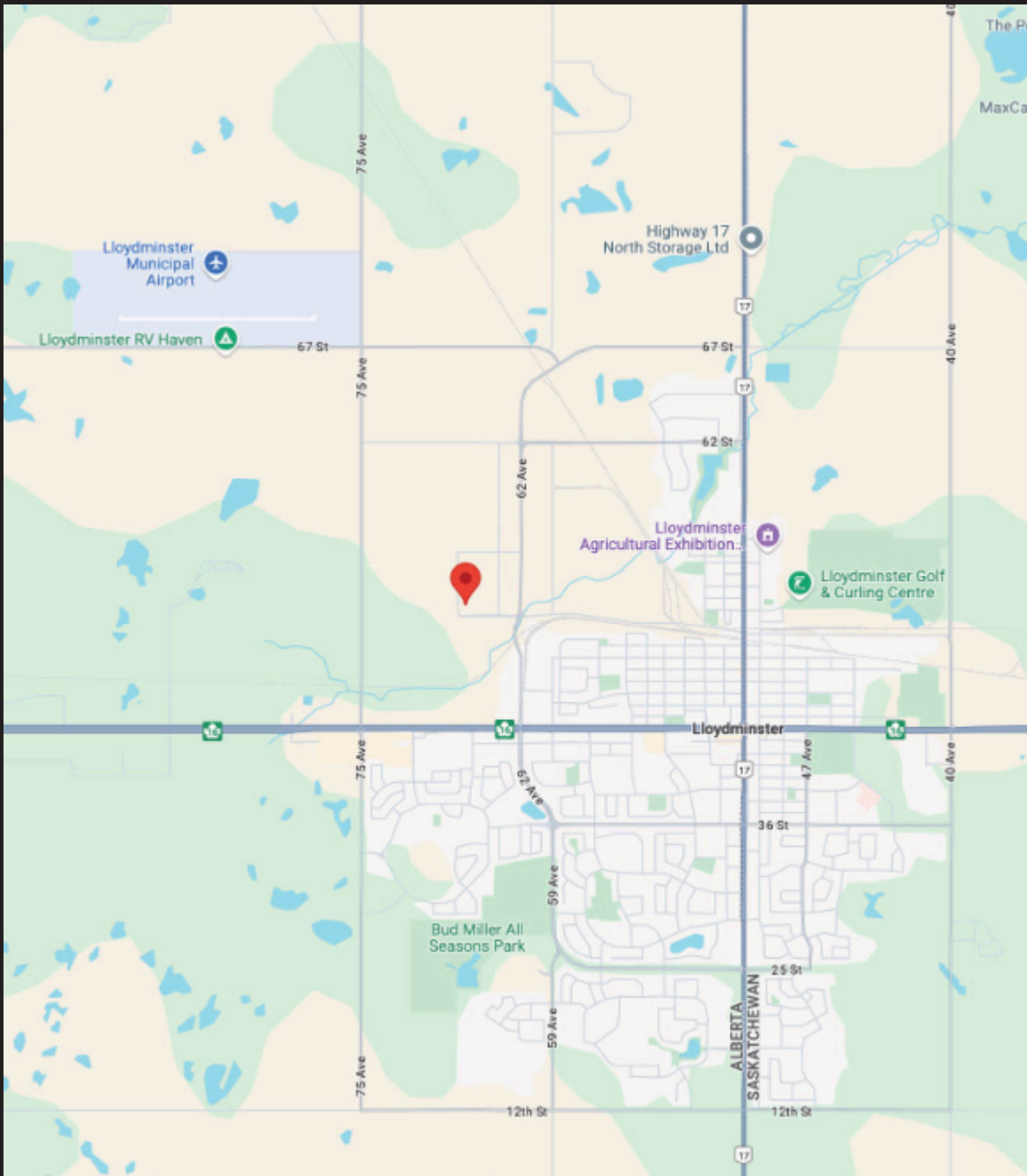
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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