

FOR SALE

MULTI-TENANT INDUSTRIAL BUILDING

5702 - 63 AVENUE, LLOYDMINSTER, AB

AVISON
YOUNG





EXECUTIVE SUMMARY

FULLY OCCUPIED MULTI-TENANT INDUSTRIAL BUILDING

Avison Young is pleased to present 5702 - 63 Avenue in Lloydminster, Alberta. 5702 - 63 avenue consists of 104,502 sf multi-tenant industrial building situated on a 15.5-acre site (the "Property").

The Property is 100% leased to two well known and established tenants: Upstream Data, and Strathcona Resources. Upstream Data accounts for 79% of GLA and has lease term until the end of 2035. They have just signed an expansion lease in 2026. Strathcona Resources is a publicly traded entity with a market capitalization of \$9.5 Billion.

This premium industrial property features exceptional crane infrastructure, including two 20-ton, two 10-ton, and six 3.5-ton bridge cranes, alongside one 1-ton jib crane owned by the vendor. Currently operating with two tenants, the building offers outstanding multi-tenant flexibility with up to eight independent zones, each supported by separate gas, water, and electrical check meters. This heavy-duty facility provides significant chattel value and versatile demising options for future investors or occupants. The site coverage ratio is a very modest 15.5%.

ASKING PRICE: \$17,415,000

NOI: \$1,368,135

CAP RATE: 7.9%

For additional information, please contact a member of the Avison Young advisory team.

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2

Tenants



100%

Occupied



\$13.09 PSF

Average rent

Photo taken before the tenant took occupancy.

PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

MUNICIPAL ADDRESS

5702 - 63 Avenue, Lloydminster, AB

LEGAL DESCRIPTION

Plan 172 0512, Block 17, Lot 20

Excepting thereout all mines and minerals

TENANTS

Upstream Data, Strathcona Resources

OCCUPANCY

100%

BUILDING AREA

104,502 SF

SITE SIZE

15.5 Acres

SITE COVERAGE

15.5%

YEAR BUILT

2007

PROPERTY TAX

2025 Levy: \$205,741

ZONING

I3 Heavy Industrial

LOADING DOORS

18 bay doors

BUILDING CONSTRUCTION

Metal cladding and sloped metal roof over the shop space. The office area is steel construction and a flat roof. The office area measures approximately 150' by 50' per floor.

CRANES

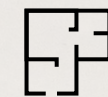
2 x 20-ton, 2 x 10-ton, 6 x 3.5-ton bridge cranes

1 x 1-ton jib crane

All owned by the Vendor



15.52 Acres
Site size



104,502 SF
Building area



2007
Year built

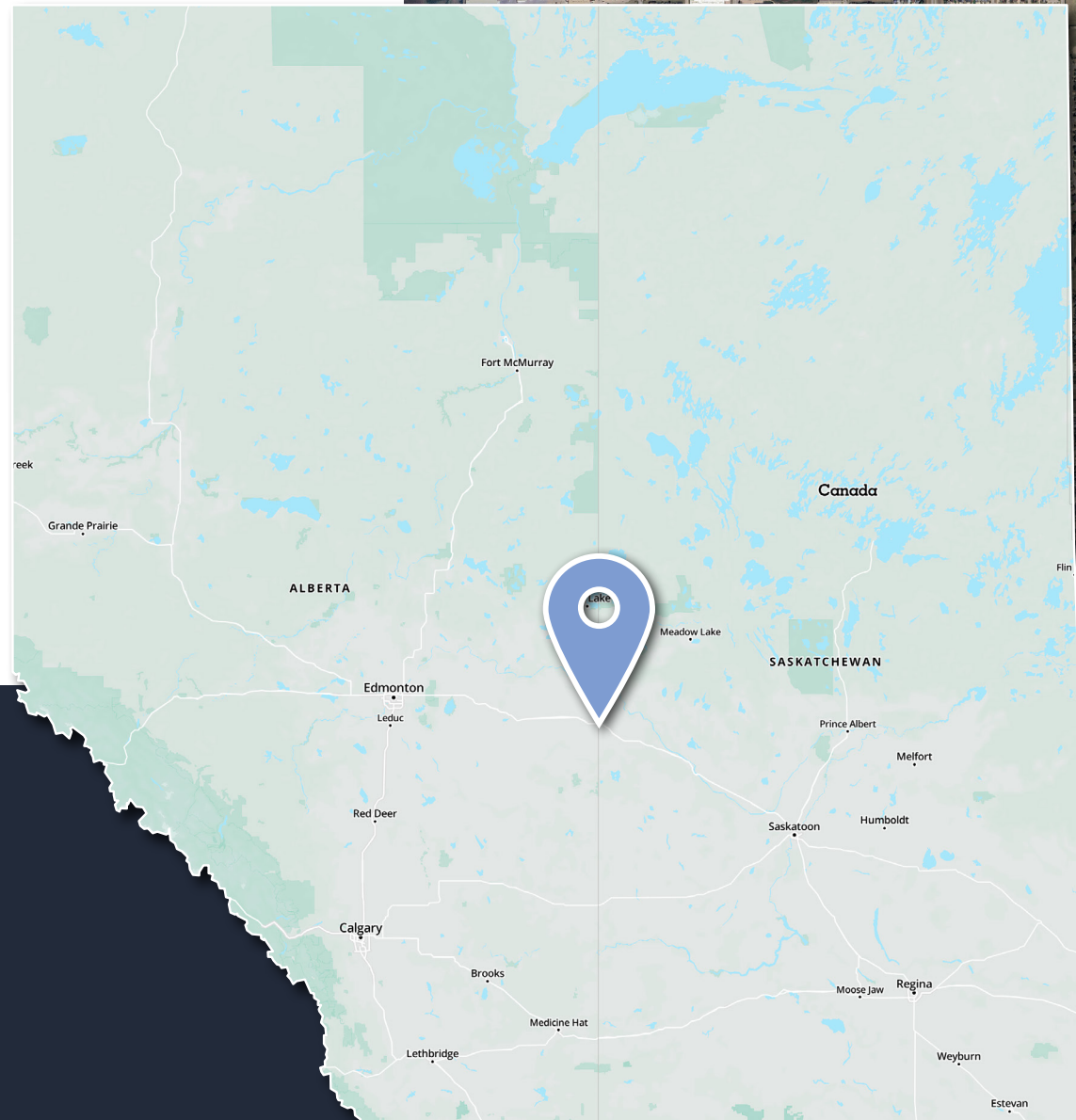
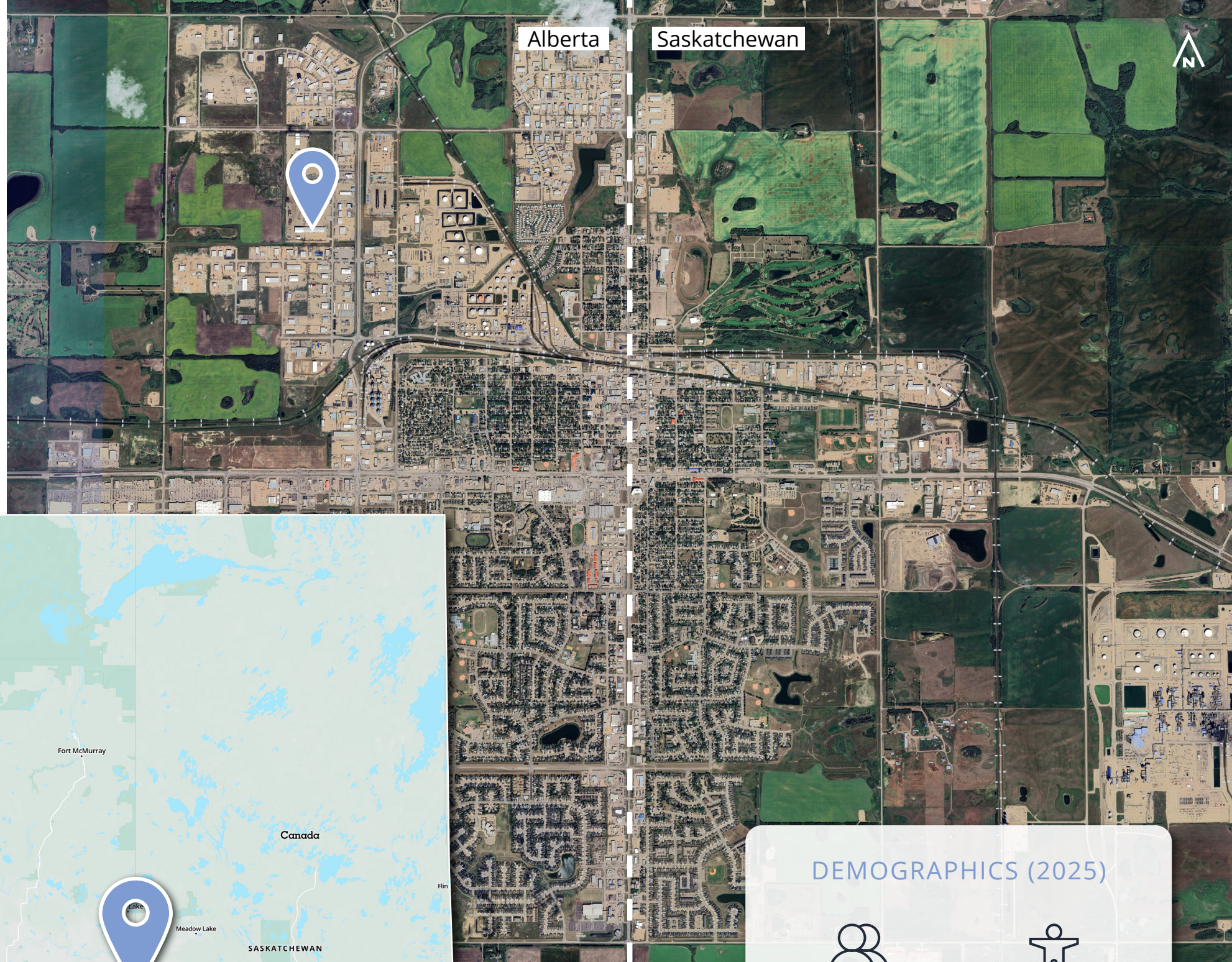
LOCATION OVERVIEW

LLOYDMINSTER, ALBERTA

Lloydminster, Alberta, is a unique city straddling the provincial boundary between Alberta and Saskatchewan. Known as the “Border City,” Lloydminster is one of Canada’s only cities that spans two provinces. Lloydminster is located 276 km east of Edmonton, AB. With a population of approximately 34,000 people, Lloydminster is the largest urban centre in the region, serving as a hub for the surrounding communities. The city has a rich history, originally founded as a trading post in 1903 and named after its founder, J.G. Lloyd, a railway official. Over the years, Lloydminster grew rapidly due to the agricultural boom in the early 20th century and later experienced substantial growth during the oil boom. The creation of the Alberta-Saskatchewan border in 1905 led to the unusual circumstance of the city being located in two provinces.

Lloydminster is the administrative centre of the area, providing services to rural residents, and is known for its strong agricultural economy, primarily centred around grain farming, cattle ranching, and oil production. The region is also heavily involved in the oil and gas sector, with many companies having operations in the area due to its proximity to significant oil and gas reserves.

Lloydminster offers a high quality of life with excellent schools, parks, and healthcare services. The city’s economy is stable, driven by both its natural resource industries and its position as a retail and service centre for the region. Additionally, the city is known for its well-maintained infrastructure and a strong sense of community, making it an attractive place for families and businesses alike.



DEMOGRAPHICS (2025)



34,143
Population



35.7
Median Age



5.3%
Est. population
growth (2025-2030)



\$141,562
Average
Household Income

Source: townfolio.
co/ab/Lloydminster/
demographics

TENANCY SUMMARY



UPSTREAM DATA

Upstream Data is a Canadian technology and energy infrastructure company specializing in modular data centres and natural gas power solutions for the upstream oil and gas industry. Headquartered in Lloydminster, the company develops distributed computing infrastructure that monetizes stranded or excess natural gas that would otherwise be flared or vented. Upstream Data is recognized for integrating bitcoin mining and high-performance computing with remote energy operations, helping producers reduce emissions and generate additional revenue. In addition to its computing infrastructure, the company provides power generation, engine rebuilding, and field support services across Western Canada and the United States.



STRATHCONA RESOURCES

Strathcona Resources is one of North America's fastest growing pure-play heavy oil producers, with operations concentrated in Alberta and Saskatchewan. Headquartered in Calgary, the company specializes in thermal oil and enhanced oil recovery production, with core operating areas in Cold Lake and Lloydminster. Strathcona has grown through a strategic combination of acquisitions and organic development, building a portfolio of long-life energy assets with significant reserve life and infrastructure. The company is committed to operational excellence, safety, environmental performance, and strong community relationships.

Strathcona Resources continues to expand its presence as a leading Canadian energy producer focused on long-term, sustainable growth. Strathcona Resources is publicly traded on the TSX under the symbol SCR. Strathcona currently has a market capitalization of \$9.5B.



GET IN TOUCH.

EDMONTON CAPITAL MARKETS

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