

**7,000 SF WAREHOUSE SPACE
WITH +/- 1.0 ACRE OF DEDICATED LAND**



**6847 66 STREET
LLOYDMINSTER, AB**

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

FOR LEASE

\$12.95 Annually

Property Features

- 7,000 square feet available that comes with +/- 1.0 acre of dedicated land including paved front parking.
- The lease space can also be separately metered.
- There is easy access to a couple of Lloydminster's main truck routes including 67th street and 62nd Avenue.
- There is approx. 1,120 SF of office which includes 3 offices (1 could be used as a meeting room), kitchen area, and 1 washroom.
- The 5,880 SF shop measures 84' deep by 70' across and has 18'5" ceiling clearance.
- The shop includes: 3 phase 120/208 power, 1 sump, 2 – 20' wide x 16' tall electric overhead doors, metal clad walls and roof, radiant heaters and a 2-piece bathroom.

PROPERTY OVERVIEW:

Year Built: 2014

Legal Description: Lot 2, Block 22, Plan 1321551

Square Feet: 7,000

Building Type: Warehouse

Subdivision: Hill Industrial

MLS #: A2327248

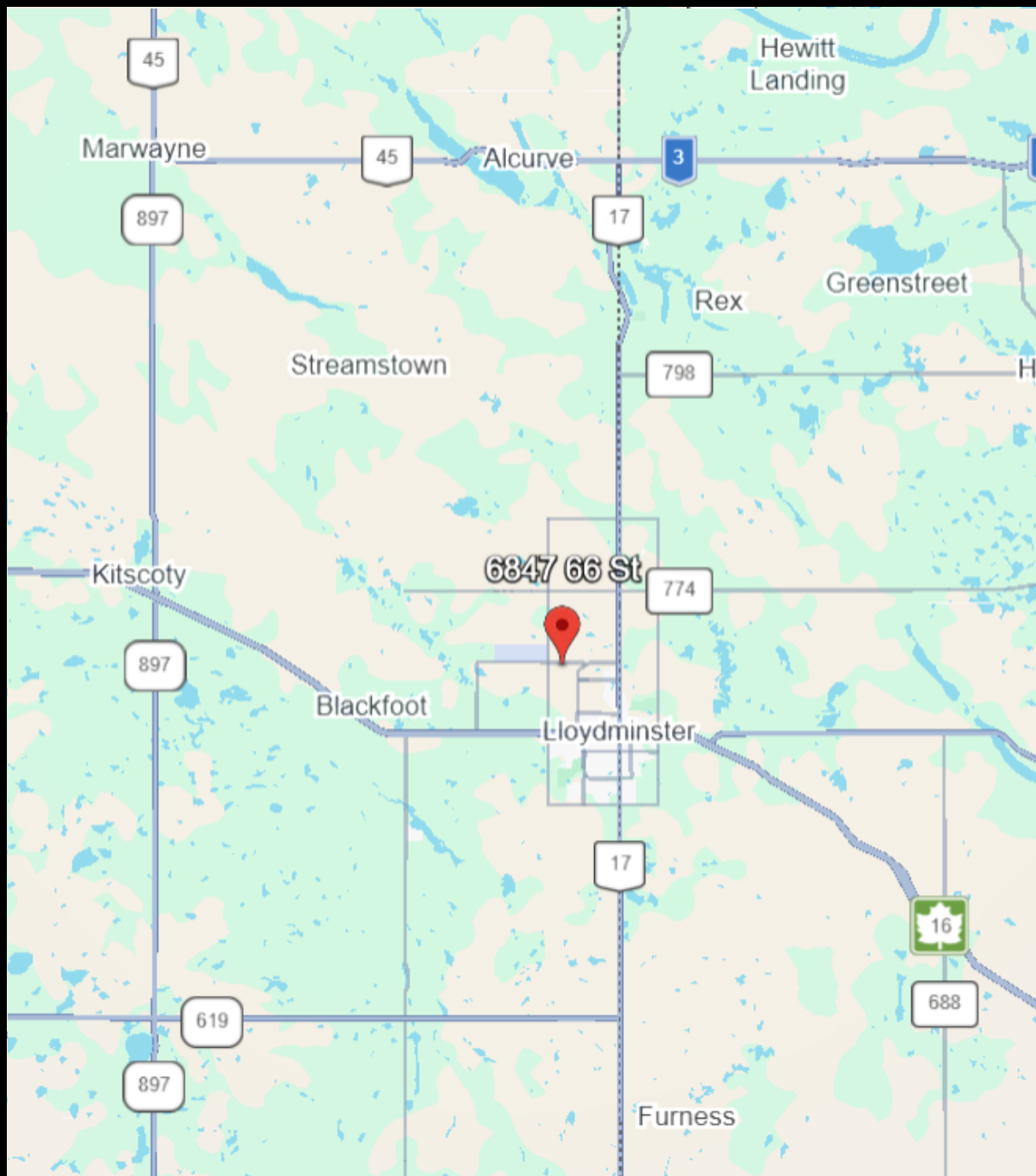
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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