

FOR SALE

FREE-STANDING BUILDING

6715 66th Street,
Lloydminster, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Kurt Paull, SIOR
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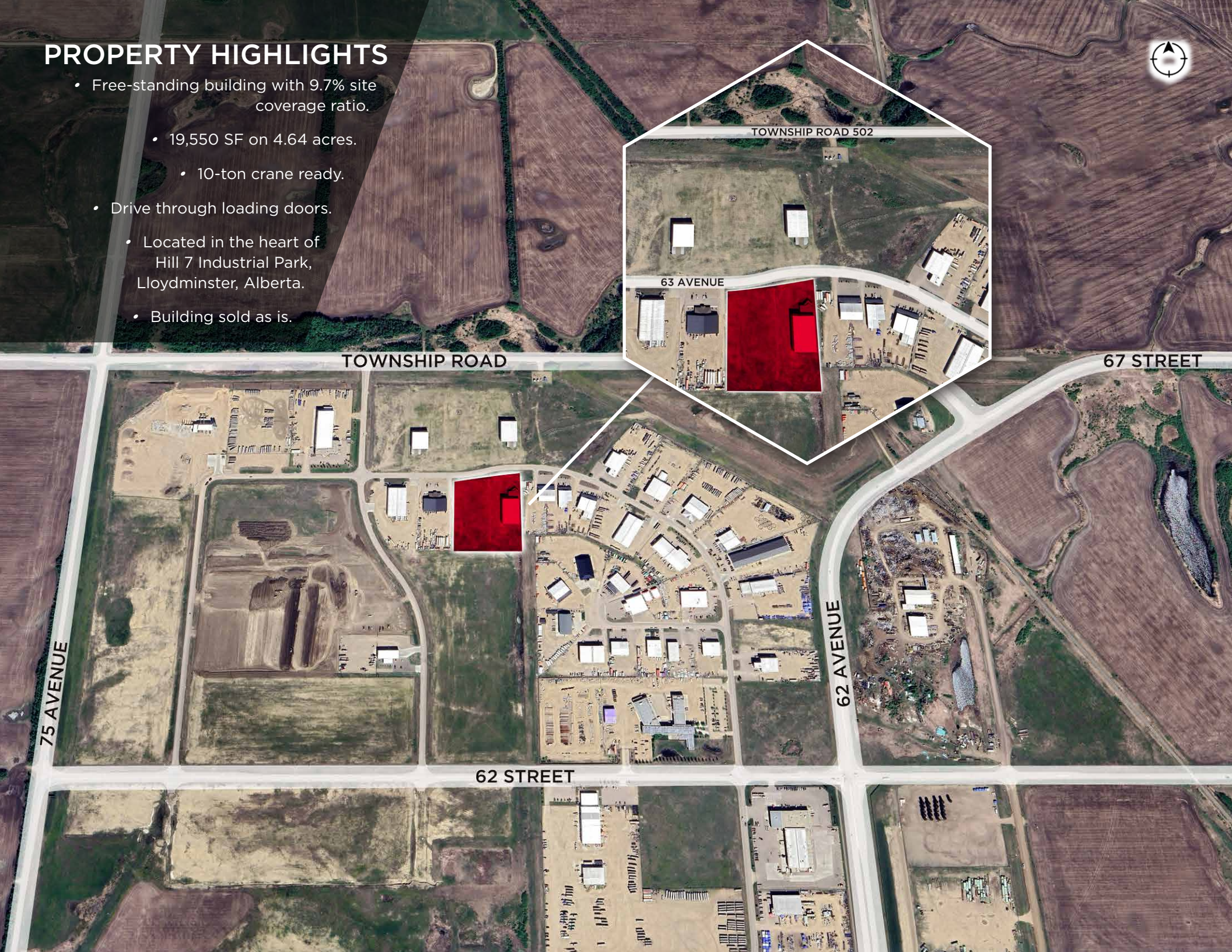
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Nick Mytopher
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PROPERTY HIGHLIGHTS

- Free-standing building with 9.7% site coverage ratio.
- 19,550 SF on 4.64 acres.
- 10-ton crane ready.
- Drive through loading doors.
- Located in the heart of Hill 7 Industrial Park, Lloydminster, Alberta.
- Building sold as is.



TOWNSHIP ROAD

TOWNSHIP ROAD 502

63 AVENUE

67 STREET

75 AVENUE

62 AVENUE

62 STREET

PROPERTY DETAILS

LEGAL DESCRIPTION

Plan 1321551, Block 2, Lot 20-21

ZONING

I2 Medium Industrial District

YARD

4.64 Acres

BUILDING

15,900 SF (Warehouse)

3,650 SF (Office)

19,550 SF (Total)

AVAILABILITY

Immediate

PRIMARY USE

Office/Warehouse

CEILING HEIGHT

28' clear height

DOORS

Two (2) 20'x20' grade

Two (2) 18'x18' grade

CRANES

10 ton crane ready

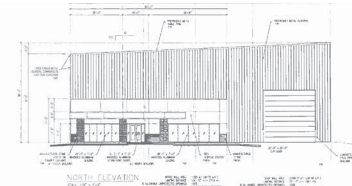
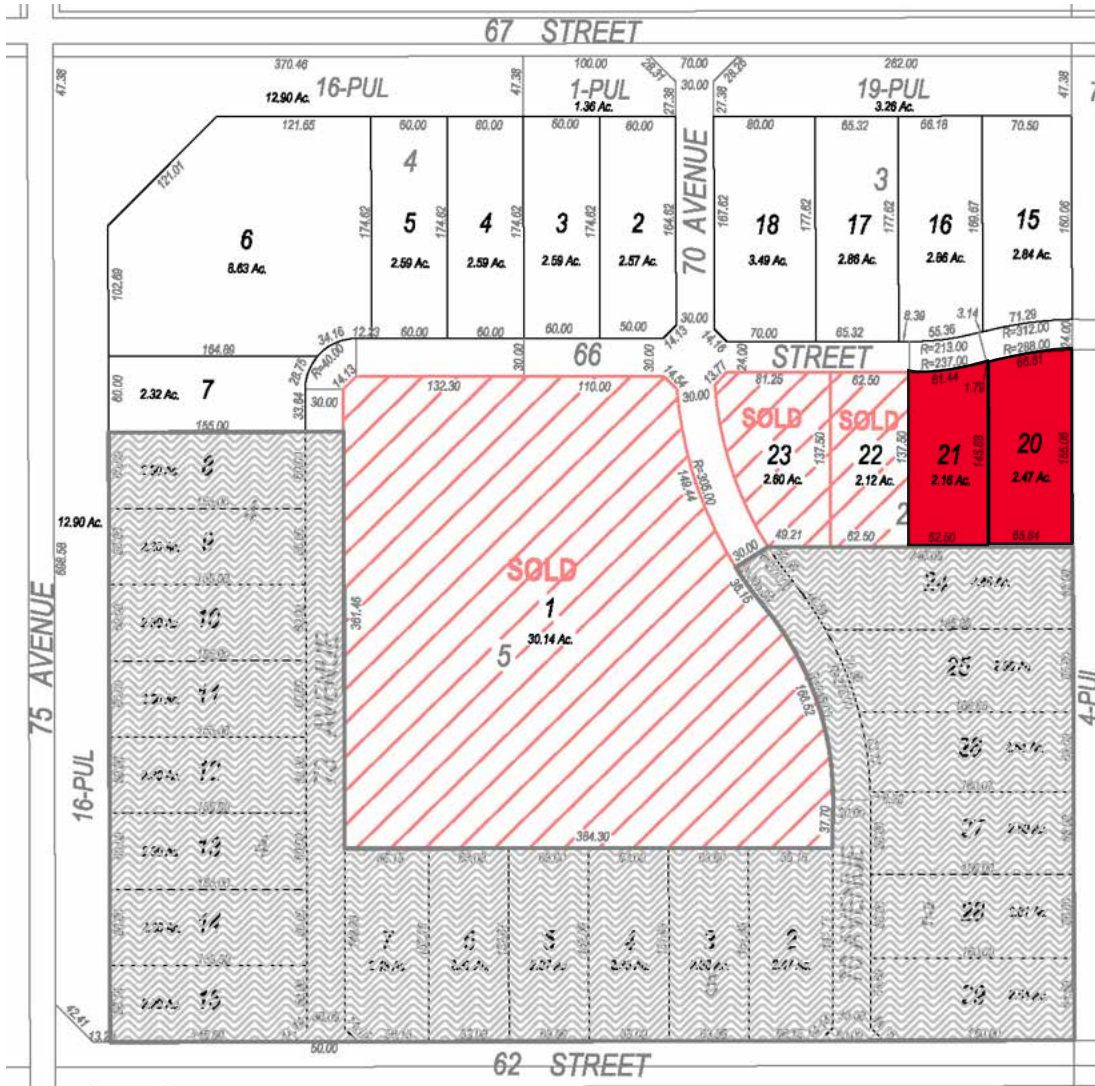
SALE PRICE

\$1,905,500
(\$97.47/SF)

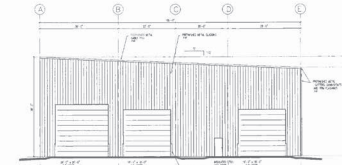
TAXES

\$25,328.44 (2022)

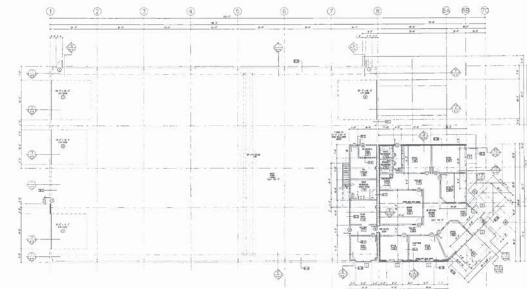
SITE PLAN



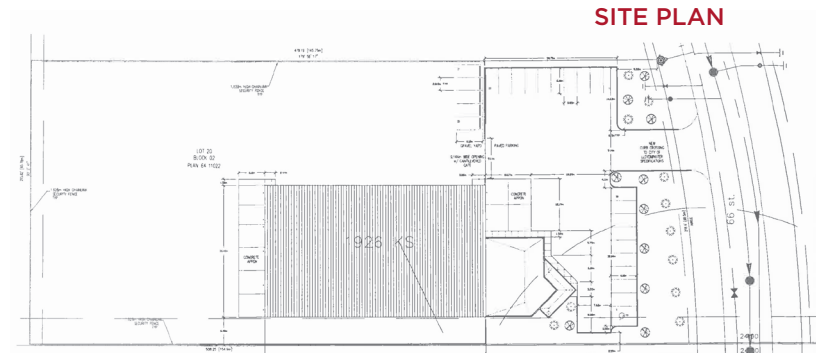
FRONT ELEVATION



BACK ELEVATION



FLOOR PLAN



SITE PLAN



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