

**BUILDING SHELL AND LAND AT
BELOW REPLACEMENT COST**

FOR SALE

FREE-STANDING BUILDING

6710 66 Street,
Lloydminster, AB

Cushman & Wakefield Edmonton

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

Kurt Paull, SIOR
Associate Partner
780 702 4258
kurt.paull@cwedm.com

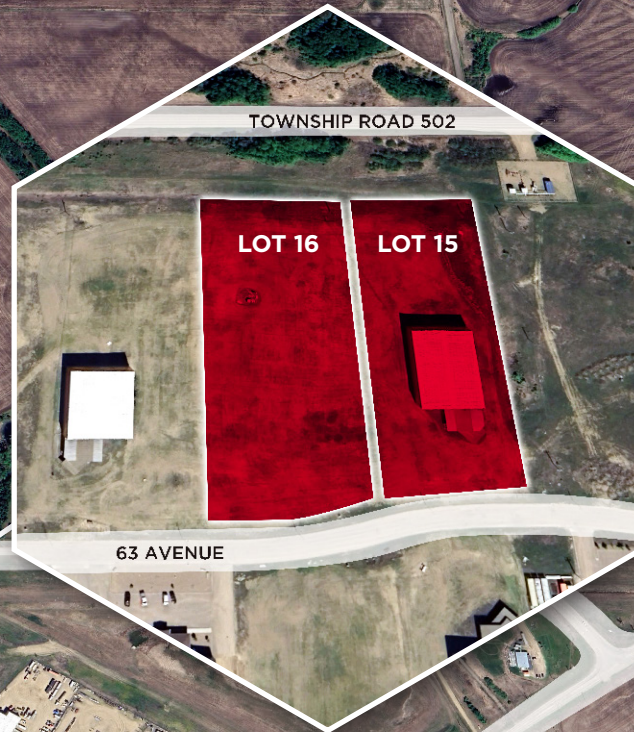
Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

PROPERTY HIGHLIGHTS

- Free-standing building shell with 6.5% site coverage ratio.
- 16,750 SF on 5.91 acres.
- 10-ton crane ready.
- Drive through loading doors.
- Located in the heart of Hill 7 Industrial Park.
- Building sold as is.



TOWNSHIP ROAD

63 AVENUE

67 STREET

75 AVENUE

62 STREET

62 AVENUE

PROPERTY DETAILS

LEGAL DESCRIPTION

Plan 1321551, Block 3, Lot 15-16

ZONING

I2 Medium Industrial District

YARD

5.91 Acres

BUILDING

13,100 SF (Warehouse)

3,650 SF (Office)

16,750 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

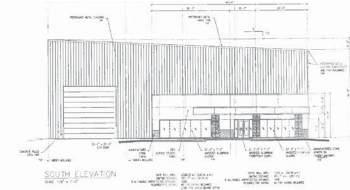
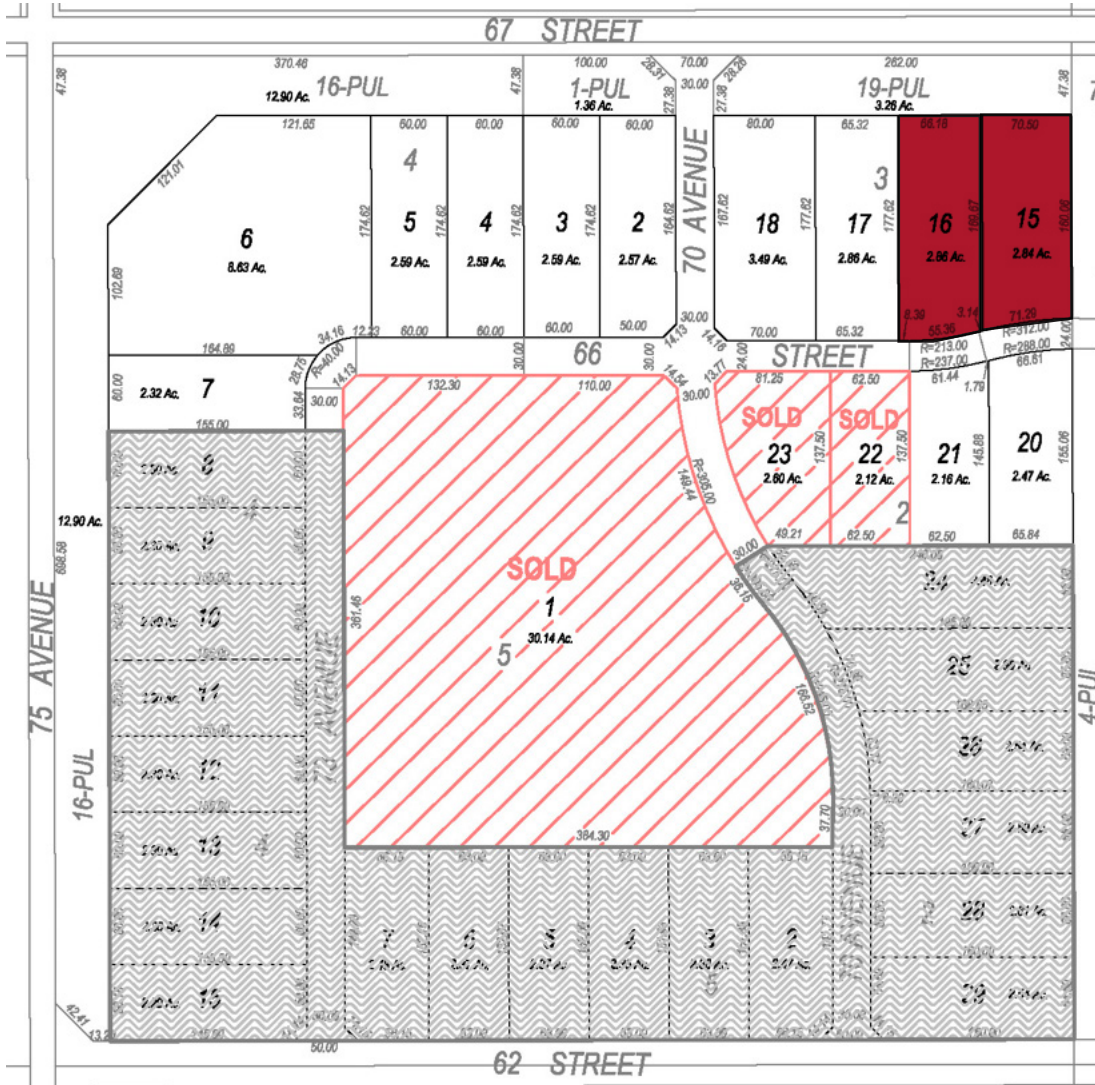
SALE PRICE

\$2,019,500
(\$120.57/SF)

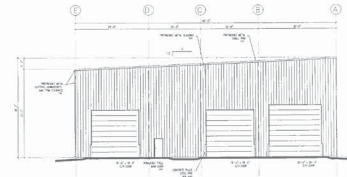
TAXES

\$27,949.82

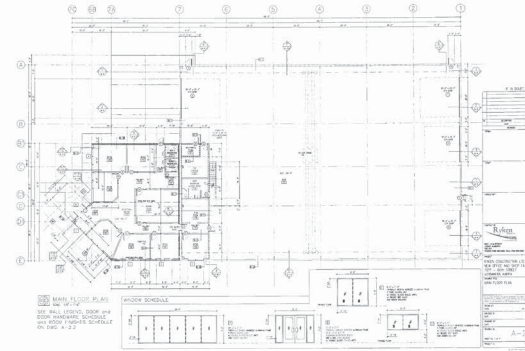
SITE PLAN



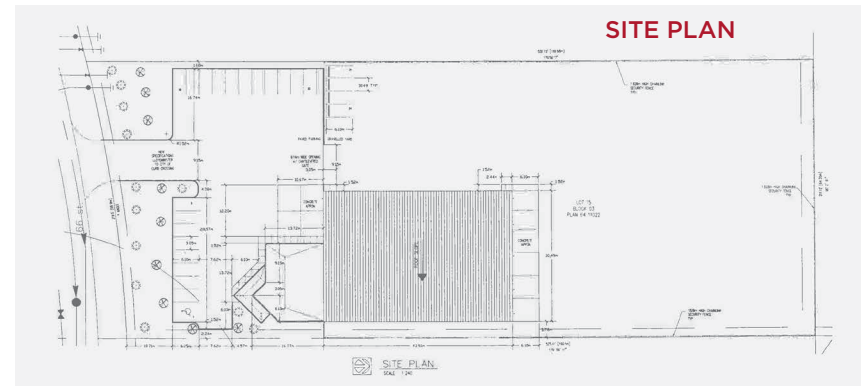
FRONT ELEVATION



BACK ELEVATION



FLOOR PLAN



SITE PLAN



Kurt Paull, SIOR
Associate Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com