

6302 66 STREET

Lloydminster, AB | Units 101, 103 & 105

INVESTMENT OPPORTUNITY



PROPERTY HIGHLIGHTS

- All units feature identical office layout, featuring lunchroom facilities, boardroom, and 6 private offices
- Paved parking in front, fenced, concrete sidewalk and aprons along bay door side
- Yard lighting
- Telus fibre available in 2025
- Upgraded fire suppression system; Warehouse and offices are sprinklered with multi-zone control
- Built in 2014

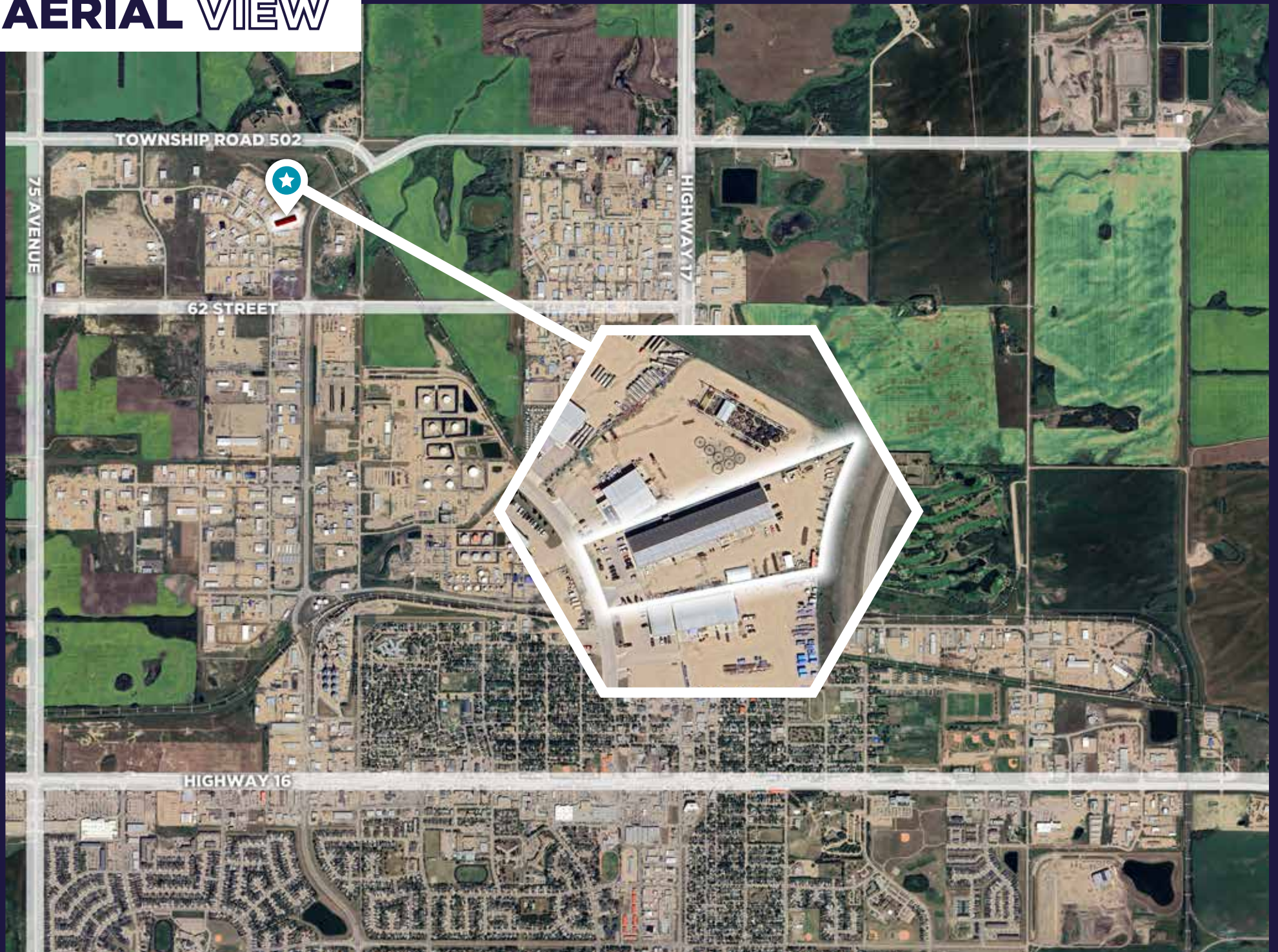
LIST PRICE: \$4,500,000.00

TENANT INCOME: \$345,600/ANNUM

PROPERTY DETAILS

MUNICIPAL ADDRESS:	6302 - 66th Street Lloydminster, AB Units 101, 103, 105
BUILDING AREA:	33,000 SF comprised of: Unit 105 12,000 SF Main Floor <u>1,400 SF 2nd Floor Office</u> 13,400 SF Total Unit 103 8,000 SF Main Floor <u>1,400 SF 2nd Floor Office</u> 9,400 SF Total Unit 101 8,800 SF Main Floor <u>1,400 SF 2nd Floor Office</u> 10,200 SF Total
POWER:	1,200 Amp, 3 Phase (Main) 1,400 Amp, 600V (Sub)
OFFICE HEATING:	Forced air furnaces and a/c
WAREHOUSE HEATING:	Natural Gas tube heaters
CEILING HEIGHT:	20'
OVERHEAD DOORS:	Unit 101 - (3) Grade 16'x16' Unit 103 - (3) Grade 16'x16' Unit 105 - (4) Grade 16'x16'

AERIAL VIEW



PROPERTY PHOTOS



KEEP IN TOUCH

SITE PLAN

