

# \$2,950,000 - 6609 63 Streetclose, Lloydminster

MLS® #A2208048

**\$2,950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.70 Acres

Hill Industrial, Lloydminster, Alberta

This building is perfect for the investor or end user that wants some rental income. 14,000 sq ft building with 16,000 sq ft of lease space. This building is divided equally on both sides to allow options of 8,000 or 16,000 sq ft. Both side feature 3-16x16 OHDs, in floor heat in the shop area and forced air for both main office and mezzanine area. Current leases in place until December 31, 2026.

Built in 2015

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2208048    |
| Price      | \$2,950,000 |
| Bathrooms  | 0.00        |
| Acres      | 1.70        |
| Year Built | 2015        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6609 63 Streetclose |
| Subdivision | Hill Industrial     |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Alberta             |
| Postal Code | T9V 3T6             |

## Interior



|         |                          |
|---------|--------------------------|
| Heating | Floor Furnace, Hot Water |
|---------|--------------------------|

## Exterior

|              |             |
|--------------|-------------|
| Construction | Metal Frame |
|--------------|-------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 141 |
|----------------|-----|

|        |    |
|--------|----|
| Zoning | I2 |
|--------|----|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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