

# \$13 - #1, 6673 66 Street, Lloydminster

MLS® #A2202680

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Hill Industrial, Lloydminster, Alberta

Prime 5,000 SF Industrial Property in Hill  
Industrial Park

Located in the highly sought-after Hill Industrial Park, this 5,000 SF industrial property offers exceptional accessibility to Lloydminster's key truck routes, including 67th Street and 62nd Avenue. Situated on a shared ±2.18-acre pie-shaped lot, the yard is fully packed and graveled, featuring two catch basins for efficient drainage.

The 3,750 SF shop space (75' x 50') is designed for functionality, boasting 18' ceilings, two 16' H x 14' W electric overhead doors, a sump, radiant heat, and 3-phase power, ensuring seamless operations for industrial users. Additionally, the shop includes one washroom for convenience. The office area provides a well-organized layout with three private offices, a reception area, a storage/printer room, and an additional washroom.

With paved front parking and I2 zoning, this property is well-equipped to accommodate a variety of industrial uses. Don't miss this opportunity—contact us today for more details or to schedule a viewing!

Built in 2012

## Essential Information



MLS® #	A2202680
Price	\$13
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	#1, 6673 66 Street
Subdivision	Hill Industrial
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3R7

### **Amenities**

Parking Spaces	10
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### **Interior**

Heating	Forced Air, Natural Gas, Overhead Heater(s)
Cooling	Central Air

### **Exterior**

Roof	Metal
Construction	Metal Frame

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	25
Zoning	I2

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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