

# \$2,575,000 - 5204 63 Avenue, Lloydminster

MLS® #A2250130

**\$2,575,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.03 Acres

Hill Industrial, Lloydminster, Alberta

Well built 14,000 sq ft shop on 3.03 fenced acres. The 12,500 sq. ft shop features service bay with pit, designated wash bay, 6-18x18 OHD, 2-16x16 OHD, 1-14x16 OHD. The office area has large reception, board room, kitchen and offices on the main floor and a 1500 sq.ft. mezzanine with 4 offices.

Built in 2004

## Essential Information

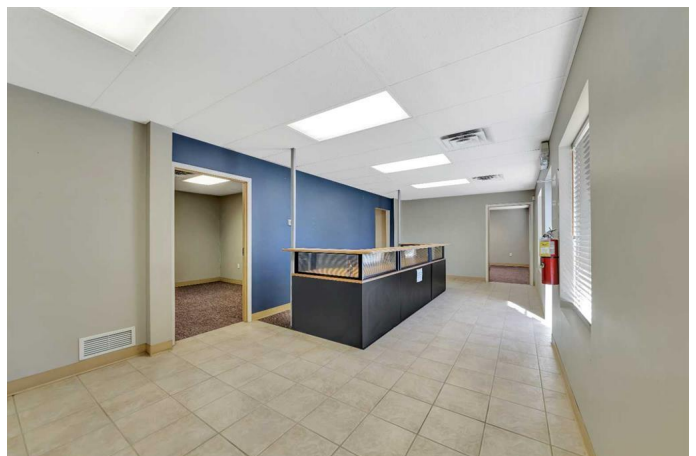
|            |             |
|------------|-------------|
| MLS® #     | A2250130    |
| Price      | \$2,575,000 |
| Bathrooms  | 0.00        |
| Acres      | 3.03        |
| Year Built | 2004        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 5204 63 Avenue  |
| Subdivision | Hill Industrial |
| City        | Lloydminster    |
| County      | Lloydminster    |
| Province    | Alberta         |
| Postal Code | T9V 3T8         |

## Interior

|         |                        |
|---------|------------------------|
| Heating | Floor Furnace, Radiant |
|---------|------------------------|



Cooling                      Central Air

**Exterior**

Construction              Metal Frame

**Additional Information**

Date Listed                August 20th, 2025

Days on Market          83

Zoning                      I2

**Listing Details**

Listing Office              RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.