

\$725,000 - 5114 62 Street, Lloydminster

MLS® #A2261385

\$725,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.38 Acres

Glen E. Neilsen Industrial Park, Lloydminster,
Alberta

Exceptional investment opportunity featuring three buildings on site – two currently leased with solid tenants in place, and the remaining building with storage units offering great potential for future revenue. Located along high-traffic 62 Street in Lloydminster’s busy industrial park, this versatile 5,400 SF building offers storefront space, a fenced compound, and a well-equipped shop with four overhead doors (10x14, 2-14x14, 26x14), radiant heat, and a trench drain over the mezzanine area. The main floor includes reception, three offices, storage, and two washrooms. Upstairs features four additional offices, a lunchroom, and one washroom. Equipped with two A/C units, two furnaces, an HVAC system, and a 40-gallon hot water tank. Approx. 20’ building height. Excellent visibility and yard access – ideal for trades, service, or light industrial users.

Built in 1979

Essential Information

MLS® #	A2261385
Price	\$725,000
Bathrooms	0.00
Acres	1.38
Year Built	1979
Type	Commercial
Sub-Type	Industrial



Status	Active
--------	--------

Community Information

Address	5114 62 Street
Subdivision	Glen E. Neilsen Industrial Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0V3

Interior

Heating	Radiant
Cooling	Central Air

Exterior

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

Additional Information

Date Listed	October 1st, 2025
Days on Market	34
Zoning	I1

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.