

# \$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 Hot Water, Floor Furnace

## Exterior

Construction Metal Frame

## Additional Information

Date Listed April 2nd, 2025

Days on Market 2

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.