CUSHMAN & WAKEFIELD
Edmonton

BUILDING SHELL AND LAND AT BELOW REPLACEMENT COST



FOR SALE

FREE-STANDING BUILDING

6715 66th Street, Lloydminster, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Kurt Paull, SIOR
Partner
780 702 4258
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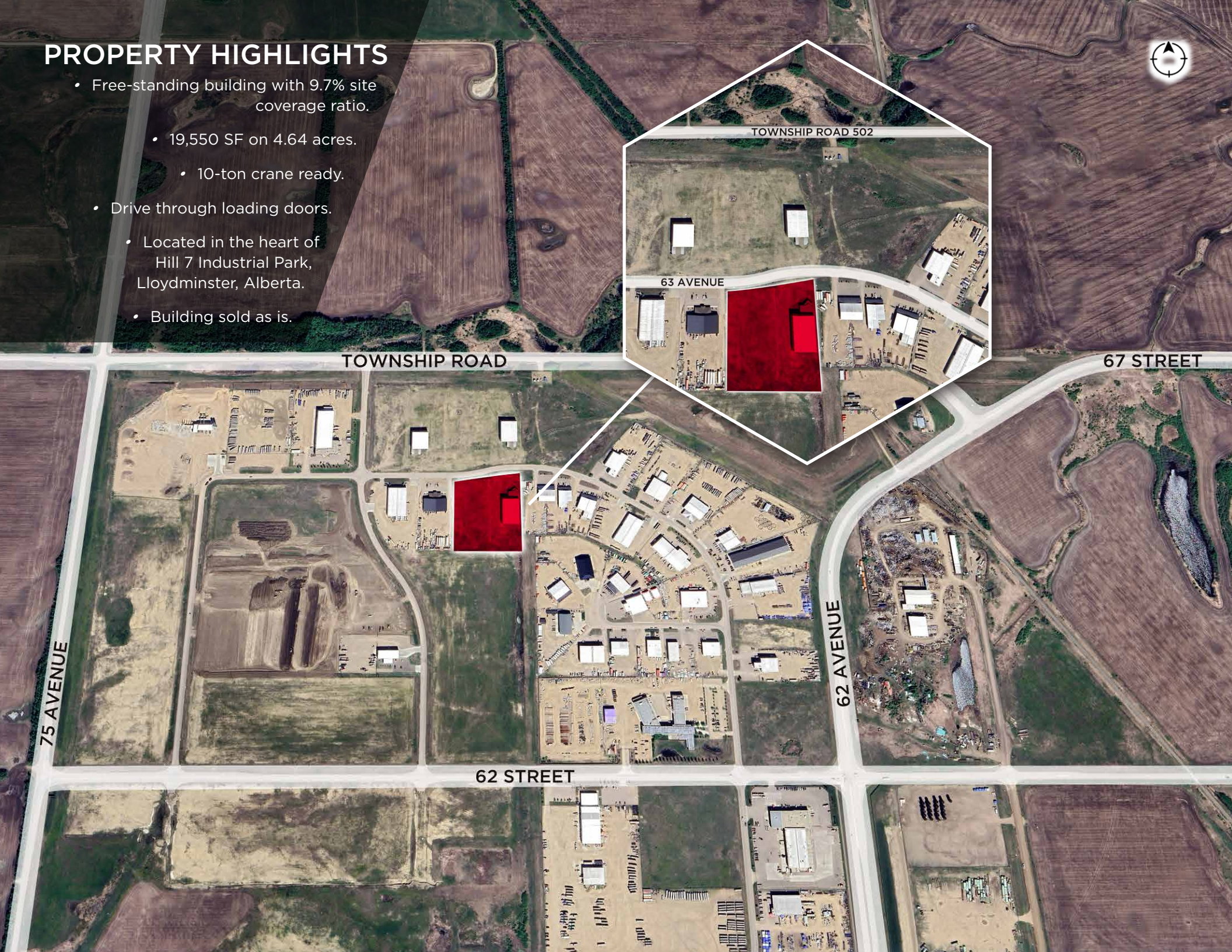
Max McPeak
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PROPERTY HIGHLIGHTS

- Free-standing building with 9.7% site coverage ratio.
- 19,550 SF on 4.64 acres.
- 10-ton crane ready.
- Drive through loading doors.
- Located in the heart of Hill 7 Industrial Park, Lloydminster, Alberta.
- Building sold as is.



PROPERTY DETAILS

LEGAL DESCRIPTION
Plan 1321551, Block 2, Lot 20-21

ZONING
I2 Medium Industrial District

YARD
4.64 Acres

BUILDING
15,900 SF (Warehouse)
3,650 SF (Office)
19,550 SF (Total)

AVAILABILITY
Immediate

PRIMARY USE
Office/Warehouse

CEILING HEIGHT
28’ clear height

DOORS
Two (2) 20’x20’ grade
Two (2) 18’x18’ grade

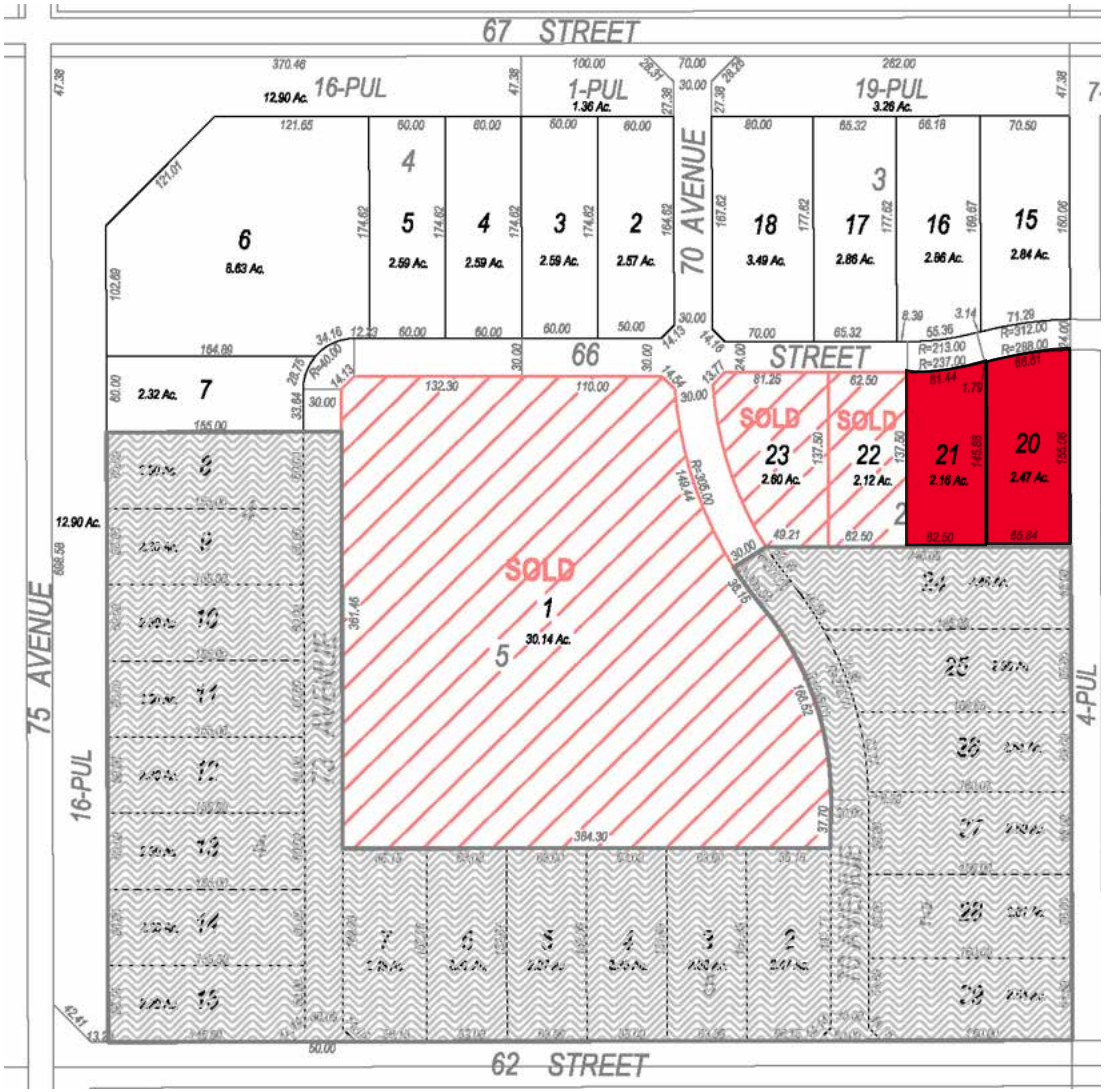
CRANES
10 ton crane ready

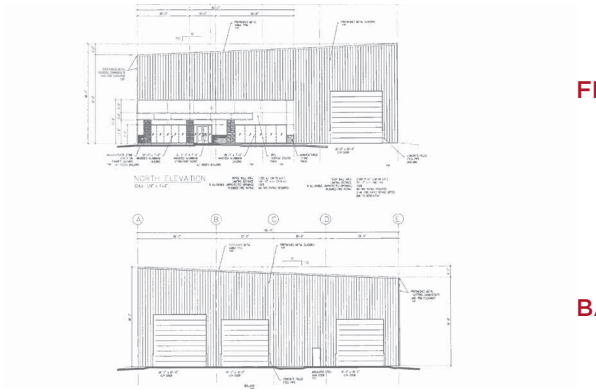


SALE PRICE
$1,905,500 ($97.47/SF)

TAXES
$25,328.44 (2022)

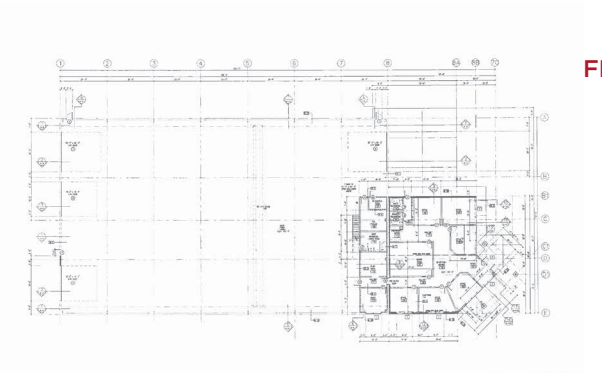
SITE PLAN





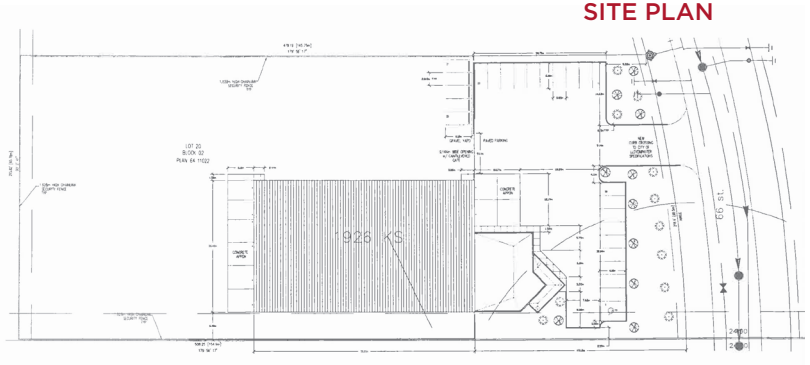
FRONT ELEVATION

BACK ELEVATION



FLOOR PLAN

SITE PLAN



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