CUSHMAN & WAKEFIELD
Edmonton

BUILDING SHELL AND LAND AT BELOW REPLACEMENT COST



FOR SALE

FREE-STANDING BUILDING

6710 66 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
kurt.paull@cwedm.com

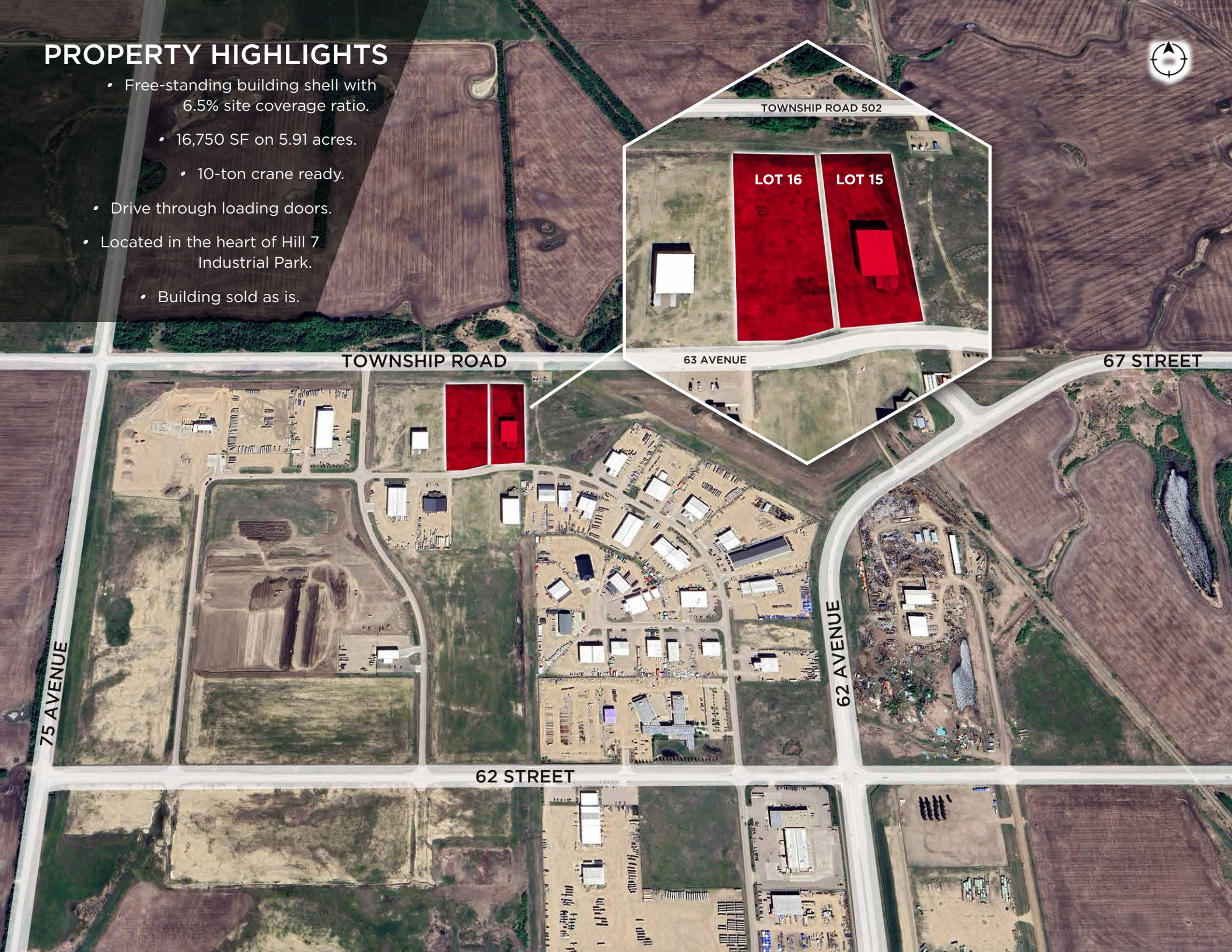
Max McPeak
Associate
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max.mcpeak@cwedm.com

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PROPERTY HIGHLIGHTS

- Free-standing building shell with 6.5% site coverage ratio.
- 16,750 SF on 5.91 acres.
- 10-ton crane ready.
- Drive through loading doors.
- Located in the heart of Hill 7 Industrial Park.
- Building sold as is.



PROPERTY DETAILS

LEGAL DESCRIPTION
Plan 1321551, Block 3, Lot 15-16

ZONING
I2 Medium Industrial District

YARD
5.91 Acres

BUILDING
13,100 SF (Warehouse)
3,650 SF (Office)
16,750 SF (Total)

AVAILABILITY
Immediate

PRIMARY USE
Office/Warehouse

CEILING HEIGHT
28' clear height

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

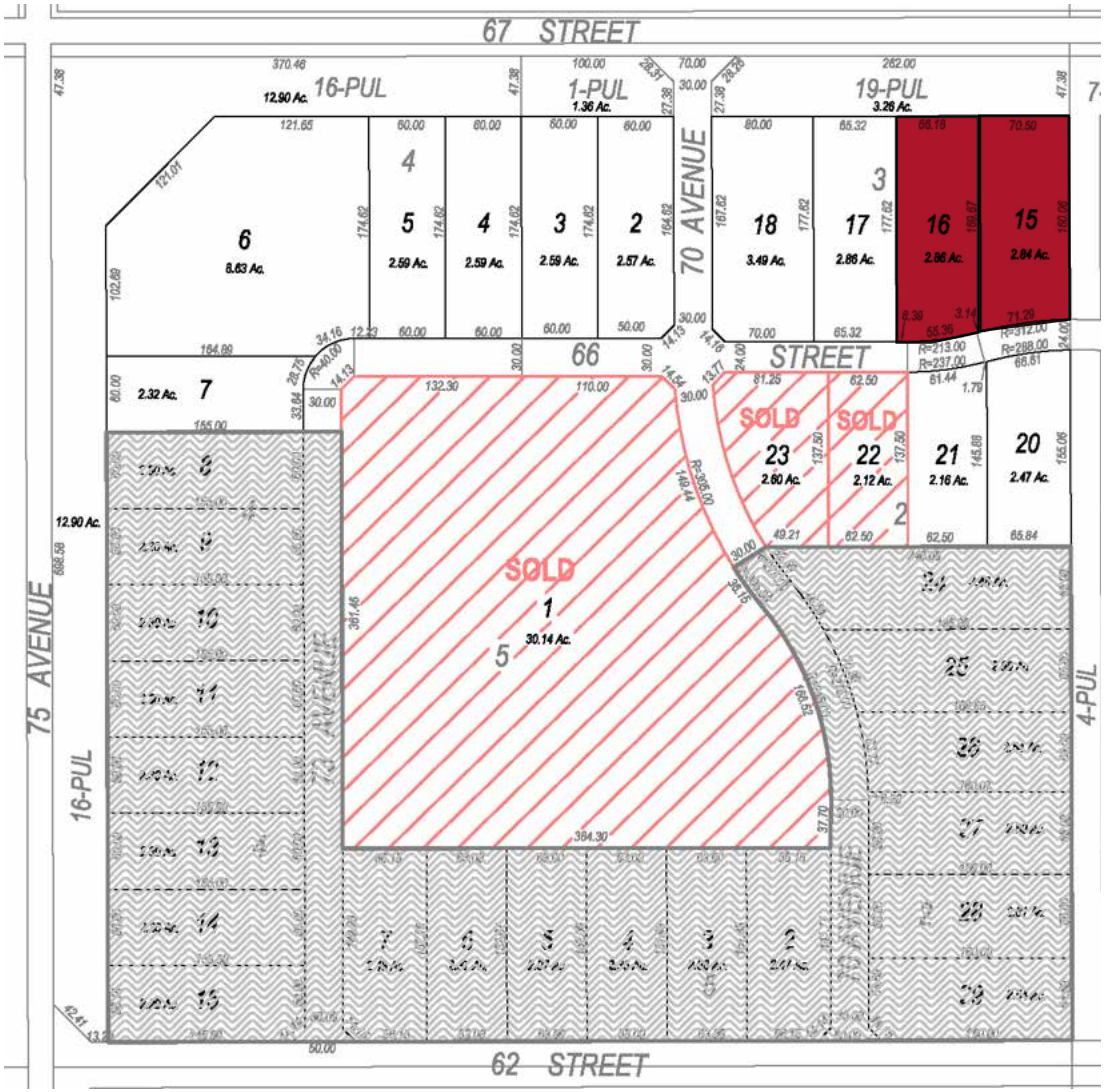
CRANES
10 ton crane ready

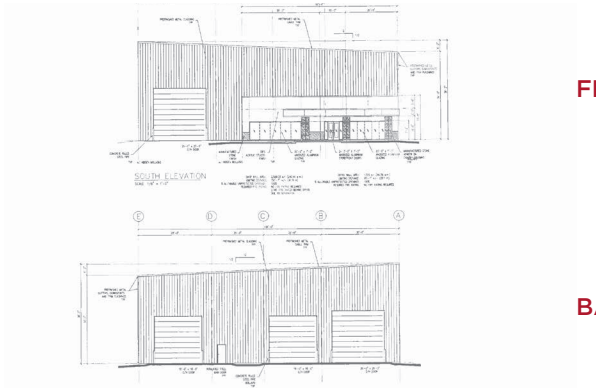


SALE PRICE
$2,019,500
($120.57/SF)

TAXES
$27,949.82

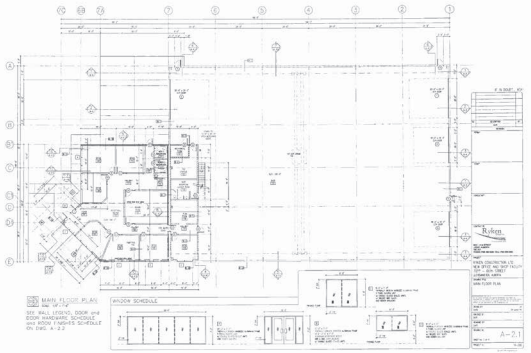
SITE PLAN



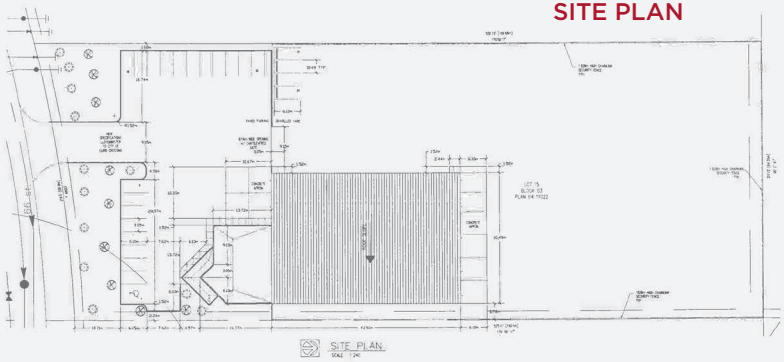


FRONT ELEVATION

BACK ELEVATION



FLOOR PLAN



SITE PLAN

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