

6302 66 STREET

Lloydminster, AB | Units 101, 103 & 105

INVESTMENT OPPORTUNITY

PRICE REDUCTION



PROPERTY HIGHLIGHTS

- All units feature identical office layout, featuring lunchroom facilities, boardroom, and 6 private offices
- Paved parking in front, fenced, concrete sidewalk and aprons along bay door side
- Yard lighting
- Telus fibre available in 2025
- Upgraded fire suppression system; Warehouse and offices are sprinklered with multi-zone control
- Built in 2014

\$4,200,000.00

LIST PRICE: ~~\$4,500,000.00~~

TENANT INCOME: \$345,600/ANNUUM

PROPERTY DETAILS

MUNICIPAL ADDRESS: 6302 - 66th Street Lloydminster,
AB
Units 101, 103, 105

LEGAL DESCRIPTION: Plan 0826024 Blk 3 Lot 5

LOT SIZE: 3.01 Acres

BUILDING AREA: **33,000 SF comprised of:**

Unit 105

12,000 SF Main Floor

1,400 SF 2nd Floor Office

13,400 SF Total

Unit 103

8,000 SF Main Floor

1,400 SF 2nd Floor Office

9,400 SF Total

Unit 101

8,800 SF Main Floor

1,400 SF 2nd Floor Office

10,200 SF Total

TAXES: \$69,678.37 (2026)

POWER: 1,200 Amp, 3 Phase (Main)
1,400 Amp, 600V (Sub)

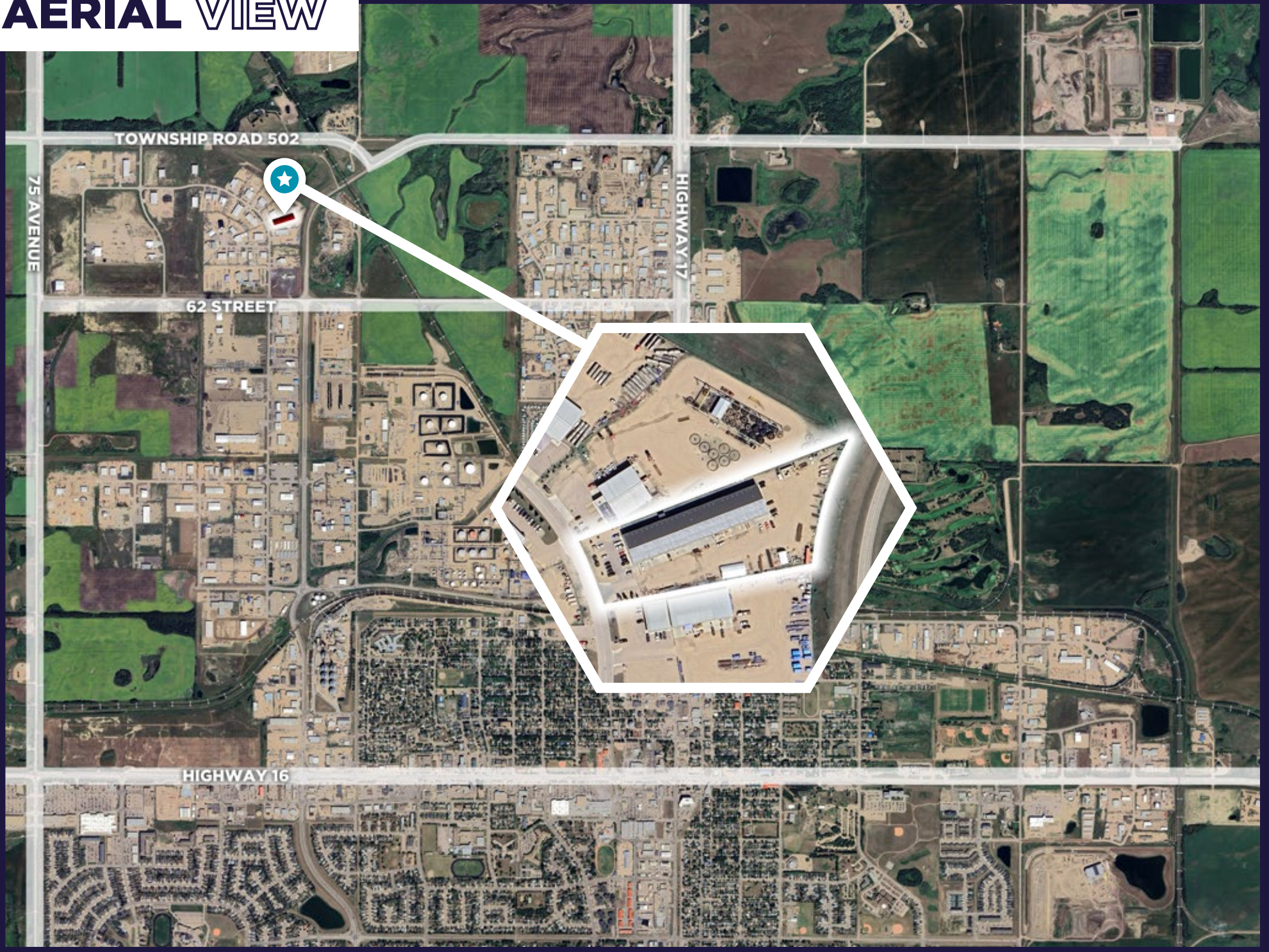
OFFICE HEATING: Forced air furnaces and a/c

WAREHOUSE HEATING: Natural Gas tube heaters

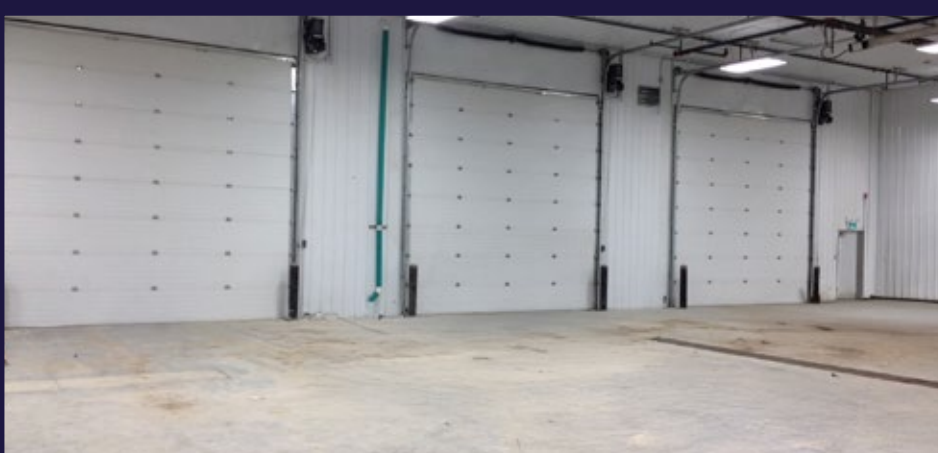
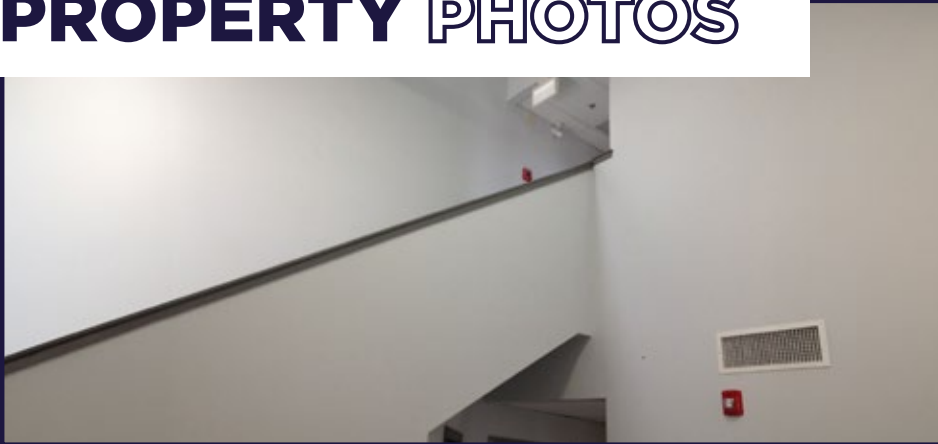
CEILING HEIGHT: 20'

OVERHEAD DOORS: Unit 101 - (3) Grade 16'x16'
Unit 103 - (3) Grade 16'x16'
Unit 105 - (4) Grade 16'x16'

AERIAL VIEW



PROPERTY PHOTOS



KEEP IN TOUCH

SITE PLAN

