

# \$13 - #1, 7214 56 Street, Lloydminster

MLS® #A2176650

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.00 Acres

NONE, Lloydminster, Alberta

Introducing a prime industrial building conveniently located with easy access to highways 16 and 17. This 6000 square foot steel frame structure offers ample parking and is equipped with two 16' overhead grade doors, ensuring smooth operations for various industrial needs, thanks to its versatile C2 zoning.

Inside, the air-conditioned space includes three well-sized offices, a welcoming reception area, and a space that can serve as a coffee room or boardroom, perfect for meetings or breaks. Additionally, the building features a mezzanine level that provides extra storage space, making it a practical choice for businesses looking for efficiency and organization.

This property is ideal for companies seeking a functional and accessible location to thrive in a bustling industrial area. Whether you're setting up a new operation or expanding your business, this building is designed to accommodate a range of industrial activities.

Built in 2014

## Essential Information

MLS® #                   A2176650

Price                     \$13



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 1.00       |
| Year Built | 2014       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | #1, 7214 56 Street |
| Subdivision | NONE               |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Alberta            |
| Postal Code | T9V 3N6            |

### Amenities

|                |    |
|----------------|----|
| Parking Spaces | 20 |
|----------------|----|

### Interior

|         |                          |
|---------|--------------------------|
| Heating | Combination, Natural Gas |
| Cooling | Central Air              |

### Exterior

|                 |          |
|-----------------|----------|
| Lot Description | City Lot |
| Roof            | Metal    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2024 |
| Days on Market | 188                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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.