

# \$1,400,000 - 6006 53 Avenue, Lloydminster

MLS® #A2159902

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Glen E. Neilsen Industrial Park, Lloydminster,  
Alberta

Industrial building with just under 3 acres of fenced compound. Features include 80'x80' shop with in floor heating and (7)- 14'x16' bay doors, 80'x25' wash bay with 14'x16' overhead doors and 1800sq' of office space. Office space consists of 4 large offices, 2 washrooms, kitchen & reception area.

Built in 1995

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2159902    |
| Price      | \$1,400,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1995        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 6006 53 Avenue                  |
| Subdivision | Glen E. Neilsen Industrial Park |
| City        | Lloydminster                    |
| County      | Lloydminster                    |
| Province    | Alberta                         |
| Postal Code | T9V 2T1                         |

## Interior



Heating                      Floor Furnace, Radiant

**Exterior**

Construction              Metal Frame

**Additional Information**

Date Listed                August 22nd, 2024

Days on Market          241

Zoning                      I2

**Listing Details**

Listing Office              MUSGRAVE AGENCIES

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