# **\$13 - A, 7214 56 Street, Lloydminster**

MLS® #A2230624

\$13

0 Bedroom, 0.00 Bathroom, Commercial on 0.50 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 I2 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® # A2230624

Price \$13

Bathrooms 0.00 Acres 0.50 Year Built 2014

Type Commercial
Sub-Type Industrial
Status Active

# **Community Information**

Address A, 7214 56 Street

Subdivision NONE

City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V 3N6

#### **Amenities**

Parking Spaces 20

#### Interior

Heating Floor Furnace, Natural Gas, Radiant

Cooling Central Air

## **Exterior**

Lot Description City Lot Roof Metal

#### **Additional Information**

Date Listed June 16th, 2025

Days on Market 130

## **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.