

# \$2,900,000 - 5301 62 Street, Lloydminster

MLS® #E4457100

**\$2,900,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

East Lloydminster City, Lloydminster, AB

49,455 sq.ft.± three-storey office building available for sale on 1.95 acres± at 5301 62 Street in Lloydminster. Built in 1981 (effective age ±20 years), the property includes over 100 demisable offices, multiple boardrooms, meeting rooms, coffee stations, and a gym on each floor. The building has a central atrium, flexible layouts with moveable walls, one grade loading door, and 10m ceiling height. Constructed of steel and concrete with brick and stucco exterior. Site features include 1,200-amp power (TBC), 100 surface parking stalls, and exposure at 62 Street and 53 Avenue in Glenn E. Neilson Industrial Park. Zoned I1 (Light Industrial).



Built in 1981

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4457100    |
| Price      | \$2,900,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1981        |
| Type       | Office      |
| Status     | Active      |

## Community Information

|         |                |
|---------|----------------|
| Address | 5301 62 Street |
|---------|----------------|

|             |                        |
|-------------|------------------------|
| Area        | Lloydminster           |
| Subdivision | East Lloydminster City |
| City        | Lloydminster           |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9V 2E5                |

### Exterior

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 60              |

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Listing information last updated on September 17th, 2025 at 1:32am MDT