Courtesy Of Conor J Clarke Of NAI Commercial Real Estate Inc

$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.Â± three-storey office building available for sale on 1.95 acresÂ± at 5301 â€“ 62 Street in Lloydminster. Built in 1981 (effective age Â±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 10â€™ 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	52
Zoning	Zone 60

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Listing information last updated on November 1st, 2025 at 8:17am MDT