

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3314 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lloydminster, Alberta



Listing ID:
27555


MLS ID:
A2024177

\$549,000



 **JENNIFER GILBERT**
 (780) 875-3343

 **COLDWELL BANKER - CITY SIDE REALTY**
 780-875-3343

 3314 50 Avenue , Lloydminster , Alberta T9V 0V6

Transaction Type For Sale	Days On Market 938	Zoning C2
Subdivision Steele Heights	Building Type Commercial Mix,Free-Standing,Street Level Storefront	Year Built 1976
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 5650 HW	Building Area (Sq. Ft.) 2250.00	Building Area (Sq. M.) 209.03
Lot Size (Sq. Ft.) 20908	Lot Size (Acres) 0.48	Construction Type Cedar,Stone,Stucco,Wood Frame
Roof Flat,Metal	Foundation Poured Concrete,Slab	Cooling Central Air,Full
Heating Central,Natural Gas	Access to Property Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Gravel Lane,On Major Traffic Route	Inclusions N/A
Restrictions None Known	Reports Leases,Plot Plan	

Centrally located, nicely maintained highway frontage commercial building with anchor tenants in place. Single storey 2,250 square foot blueprint, concrete slab on grade, sloped metal roof system with flat top, double aluminum and glass unit front doors, 200 AMP electrical, roof-top HVAC, A/C units, north side drive-through window, great parking options, lighted corner pylon sign. Both tenants are willing to remain in the building and negotiate new lease agreements OR purchase the building for your own business venture - opportunity presents! PLEASE DO NOT ATTEND THE BUILDING WITH VIEWING EXPECTATIONS WITHOUT A SCHEDULED APPOINTMENT.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.