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

 3314 50 Avenue , Lloydminster , Alberta T9V 0V6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 873	<b>Zoning</b> C2
<b>Subdivision</b> Steele Heights	<b>Building Type</b> Commercial Mix,Free-Standing,Street Level Storefront	<b>Year Built</b> 1976
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 5650 HW	<b>Building Area (Sq. Ft.)</b> 2250.00	<b>Building Area (Sq. M.)</b> 209.03
<b>Lot Size (Sq. Ft.)</b> 20908	<b>Lot Size (Acres)</b> 0.48	<b>Construction Type</b> Cedar,Stone,Stucco,Wood Frame
<b>Roof</b> Flat,Metal	<b>Foundation</b> Poured Concrete,Slab	<b>Cooling</b> Central Air,Full
<b>Heating</b> Central,Natural Gas	<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Gravel Lane,On Major Traffic Route	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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.

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