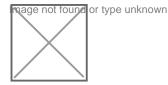


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**2** 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

Heating

**Foundation** 

Poured Concrete.Slab

Cooling

Central Air.Full

**Access to Property** 

Accessible to Major Traffic Route, Back

Alley Access, Front and Rear Drive access, Gravel Lane, On Major Traffic

Inclusions

N/A

Route

Restrictions

Central, Natural Gas

Reports

None Known 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 EXPECATIONS WITHOUT A SCHEDULED APPOINTMENT.

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