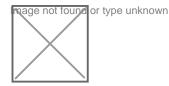


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3314 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLloydminster, 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

873

Zoning

C2

Subdivision

Steele Heights

Building Type

Commercial Mix, Free-Standing, Street

Level Storefront

Year Built 1976

Structure Type

Multi Unit

Property Type Commercial

Mixed Use

Legal Plan

5650 HW

2250.00

Building Area (Sq. M.)

Property Sub Type

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

Building Area (Sq. Ft.)

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

Route

Inclusions

N/A

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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