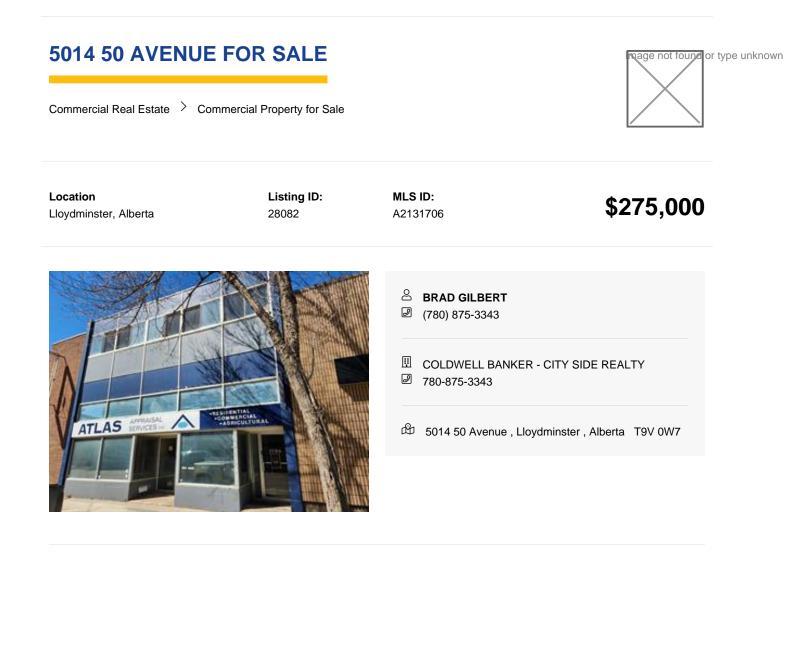


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Transaction Type	Days On Market	Zoning
For Sale	352	C1
Subdivision	Year Built	Structure Type
Central Business District	1965	Low Rise (2-4 stories)
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	LXXXVI RN86
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
6000.00	557.41	3750
Lot Size (Acres)	Construction Type	Heating
0.09	Concrete	Floor Furnace
Inclusions	Restrictions	Reports
n/a	None Known	None

This is your chance to own a commercial building on highly visible 50th Avenue /HWY 17 in downtown Lloydminster! With 6000 square feet of space in this two story mixed use building, the opportunities are endless! This building has two washrooms, high ceilings and front and back doors for street and alley access. Bring your business or invest on the border! The main floor is currently available for lease with 3000 square feet and multiple offices it is ready to move in.

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