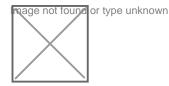


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5012 50 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Lloydminster, Alberta

Listing ID: 28593

MLS ID: A2162729

\$464,900



△ LANE COLUMBINE

**(780)** 875-9159

■ MUSGRAVE AGENCIES

**2** 780-875-9159

5012 50 Avenue , Lloydminster , Alberta T9V 0W7

**Transaction Type** 

For Sale

Title

Days On Market

299

Zoning

C1

Subdivision

Fee Simple

Central Business District

Building Type Mixed Use

Year Built

1962

Structure Type
Mixed Use

Property Type Commercial

**Property Sub Type** 

Mixed Use

Legal Plan

LXXXVI(RN86)

Building Area (Sq. Ft.)

7398.00

Building Area (Sq. M.)

687.29

**Construction Type** 

Concrete

Electric
Single Phase

Inclusions

Cooling Central Air **Heating**Floor Furnace

N/A

RestrictionsReportsNone KnownNone

A place to live and a place to work... Introducing this downtown residential/commercial mixed-use building. So many different options available for either and investor or an owner operator. If you are working with a start up business and wish to leverage the capital you have at your disposal, then this might be the right fit for you-operate your business on the main level and live in one of the suites on the second level-better yet, live in one of the suites upstairs and rent out the other to help cover some of the overhead costs of ownership. If you are looking for economical lease space then this is the best option in the market-operate your business on the main floor and let the tenants upstairs pay part of the utilities and taxes for the whole building. This building has freshly renovated upstairs suites-each loft suite features 2 bedrooms, full kitchen/living room, laundry and full bathroom... these units need to be seen to be appreciated!! Combined leasable area on the main floor and open stairway basement totals 4509 square feet, and the combined square footage of the two suites on the second level measures 2889 square feet. Don't miss this opportunity-this is unique to the marketplace and wont last long! NOTE: Sellers report that average earnings for second floor suites have averaged \$6000 per month as short term rentals.

**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.

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