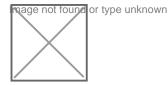


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6, 2626 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLloydminster, Alberta

Listing ID: 29682

MLS ID: A2200082

\$419,900



[△] LANE COLUMBINE

(780) 875-9159

■ MUSGRAVE AGENCIES

2 780-875-9159

r<u>M</u>1

6, 2626 50 Avenue, Lloydminster, Alberta T9V 2S3

Transaction Type

For Sale

Title

Fee Simple

Days On Market

55

Zoning

C2

Subdivision Steele Heights

Building Type Mixed Use

Year Built

2003

Structure Type

Property Type Commercial

Property Sub Type

Mixed Use

Legal Plan

0325288

Building Area (Sq. Ft.)

2506.00

Building Area (Sq. M.)

232.81

Construction Type

Other

Other

Heating See Remarks

Commercial Amenities

Storefront

Access to Property

Direct Access

Inclusions

N/A

Restrictions
None Known

Reports None

Great opportunity for anyone looking to relocate their business or own a commercial condominium investment in Lloydminster. With over 2,506 SF of space, the possibilities for your business or for your tenant are huge. This property has square footage on the main level of 1,904 SF, plus there is a 602 SF mezzanine area developed on the east side of the lease space with storage and two bathrooms with stair accesses to both front and rear of the lease space. There is good visibility from Hwy 17 for anyone looking for retail storefront opportunities. Lots of window glazing facing the parking lot to the east. Wide open space on the main floor that can be easily divided according to your needs. The ceiling height can accommodate a second-floor extension to the existing second floor space should you need the floor area. Huge amount of parking- the parking is better than most other locations you might compare against. Third bathroom also located on the main floor of the building.

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