

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.

6, 2626 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lloydminster, Alberta



Listing ID:
29682


MLS ID:
A2200082

\$419,900



 **LANE COLUMBINE**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

 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 Other	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	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.

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](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.