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5017 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lloydminster, Alberta



Listing ID:
30115


MLS ID:
A2209340

\$299,900



 **COLIN CLARKE**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

 5017 50 Street , Lloydminster , Alberta T9V 0L9

Transaction Type For Sale	Title Fee Simple	Days On Market 84
Zoning C1	Subdivision Central Business District	Year Built 1948
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan LXXXVI	Building Area (Sq. Ft.) 3996.00	Building Area (Sq. M.) 371.24
Lot Size (Sq. Ft.) 3596	Lot Size (Acres) 0.08	Inclusions N/A
Restrictions None Known	Reports Call Lister	

Commercial investment opportunity in Lloydminster, Alberta. This well cared for building has 3900 square feet of multi purpose commercially zoned lease space. The permitted and discretionary uses are many and can be provided with request. The main level and upper level are divided into two separate spaces with separate entrances. The main floor being leased by a spa and wellness tenant and has been a long term tenant. The upstairs level is an apartment style residential suite, which is also tenant occupied with a good rate of return. Many updates like plumbing, roof, heating system, flooring and painting have been done. The building shows well and is in great condition.

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