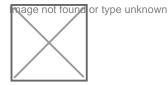


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**2** 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.)

Building Area (Sq. M.)

3996.00

371.24

Lot Size (Sq. Ft.)

3596

Lot Size (Acres)

0.08

Inclusions

N/A

Restrictions Reports
None Known 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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