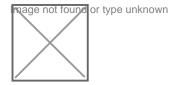


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5017 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLloydminster, Alberta

Listing ID: 30115

MLS ID: A2209340

\$275,000



△ 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

158

Zoning

C1

Subdivision

Central Business District

Year Built 1948

Structure Type

Mixed Use

Property TypeCommercial

Property Sub Type

Building Area (Sq. M.)

Mixed Use

Legal Plan

LXXXVI

Building Area (Sq. Ft.)

3996.00

371.24

Lot Size (Sq. Ft.)

3596

Lot Size (Acres)

Inclusions N/A

6

RestrictionsNone Known

Reports
Call Lister

0.08

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.

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.