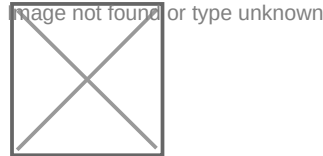


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5012 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lloydminster, Alberta

Listing ID:
31634

MLS ID:
A2246751

\$464,900



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

 **MUSGRAVE AGENCIES**
 780-875-9159

 5012 50 Avenue , Lloydminster , Alberta T9V 0W7

Transaction Type For Sale	Title Fee Simple	Days On Market 42
Zoning C1	Subdivision Central Business District	Building Type Mixed Use
Year Built 1962	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan LXXXVI(RN86)	Building Area (Sq. Ft.) 7398.00
Building Area (Sq. M.) 687.29	Construction Type Concrete	Electric Single Phase
Cooling Central Air	Heating Floor Furnace	Inclusions N/A
Restrictions None Known	Reports None	

A place to live and a place to work... Introducing this downtown residential/commercial mixed-use building. So many different options available for either and investor or an owner operator. If you are working with a start up business and wish to leverage the capital you have at your disposal, then this might be the right fit for you-operate your business on the main level and live in one of the suites on the second level-better yet, live in one of the suites upstairs and rent out the other to help cover some of the overhead costs of ownership. If you are looking for economical lease space then this is the best option in the market-operate your business on the main floor and let the tenants upstairs pay part of the utilities and taxes for the whole building. This building has freshly renovated upstairs suites-each loft suite features 2 bedrooms, full kitchen/living room, laundry and full bathroom... these units need to be seen to be appreciated!! Combined leasable area on the main floor and open stairway basement totals 4509 square feet, and the combined square footage of the two suites on the second level measures 2889 square feet. Don't miss this opportunity-this is unique to the marketplace and wont last long! NOTE: Sellers report that average earnings for second floor suites have averaged \$6000 per month as short term rentals.

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