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## 5009 48 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lloydminster, Alberta

**Listing ID:**  
32196

**MLS ID:**  
A2257451

**\$1,750,000**



 **RYAN TOPLEY**  
 (306) 825-3700

 **CENTURY 21 DRIVE**  
 306-825-3700

 **5009 48 Street , Lloydminster , Alberta T9V 0H7**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	149	C1
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Central Business District	1967	Office
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Office	RN86(LXXXVI)
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
10146.00	942.59	9583
<b>Lot Size (Acres)</b>	<b>Construction Type</b>	<b>Cooling</b>
0.22	Concrete,Stucco,Wood Frame	Central Air
<b>Heating</b>	<b>Inclusions</b>	<b>Restrictions</b>
Geothermal	N/A	None Known
<b>Reports</b>		
None		

Downtown Lloydminster Commercial Opportunity – 10,000 SQ FT Two-Level Building. Prime location in the heart of downtown Lloydminster! This well-maintained commercial building offers approximately 10,000 square feet of space over two levels, providing flexibility and strong income potential. The property features a diverse mix of long-term tenants, making it a stable investment opportunity for those seeking steady cash flow. Both levels are designed for professional and retail use, with layouts that maximize efficiency and accessibility. Highlights include: Underground parking and storage for tenant convenience and added security. Ample surface parking at the back of the building ensures ease of access for clients and staff. Strong tenant history with multiple established businesses in place. Excellent downtown visibility and accessibility, with proximity to banks, restaurants, and professional services. Whether you're looking to expand your investment portfolio or secure a flagship property in Lloydminster's downtown core, this building offers both stability and growth potential.

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