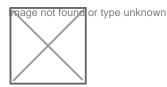


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5009 48 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLloydminster, Alberta

Listing ID: 32196

MLS ID: A2257451

\$1,750,000



△ RYAN TOPLEY

2 (306) 825-3700

■ CENTURY 21 DRIVE

5009 48 Street , Lloydminster , Alberta T9V 0H7

Transaction Type

For Sale

Subdivision

Central Business District

Property Type Commercial

Building Area (Sq. Ft.)

10146.00

Lot Size (Acres)

0.22

HeatingGeothermal

Reports None **Days On Market**

21

Year Built

1967

Property Sub Type

Office

Building Area (Sq. M.)

942.59

Construction Type

Concrete, Stucco, Wood Frame

Inclusions

N/A

Zoning

C1

Structure Type

Office

Legal Plan

RN86(LXXXVI)

Lot Size (Sq. Ft.)

9583

Cooling

Central Air

Restrictions

None Known

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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