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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

Transaction Type For Sale	Days On Market 83	Zoning C1
Subdivision Central Business District	Year Built 1967	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan RN86(LXXXVI)
Building Area (Sq. Ft.) 10146.00	Building Area (Sq. M.) 942.59	Lot Size (Sq. Ft.) 9583
Lot Size (Acres) 0.22	Construction Type Concrete,Stucco,Wood Frame	Cooling Central Air
Heating Geothermal	Inclusions N/A	Restrictions None Known
Reports 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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