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5026 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lloydminster, Alberta



Listing ID:
32318


MLS ID:
A2257443

\$399,000



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

 5026 50 Street , Lloydminster , Alberta T9V 1P3

Transaction Type For Sale	Days On Market 1	Zoning C1
Subdivision Central Business District	Building Type Retail	Year Built 1960
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan RN86(LXXXVI)	Building Area (Sq. Ft.) 10355.00	Building Area (Sq. M.) 962.00
Lot Size (Sq. Ft.) 7405	Lot Size (Acres) 0.17	Construction Type Mixed
Roof Tar/Gravel	Cooling Central Air,Other	Heating Boiler,Forced Air
Lot Features City Lot,Paved,Street Lighting	Inclusions N/A	Restrictions None Known
Reports None		

This massive commercial building, situated in the heart of downtown Lloydminster, offers unmatched scale and versatility. Spanning across five city lots, including a substantial parking lot, the property offers both convenience and accessibility for customers and staff. The expansive layout is thoughtfully designed to accommodate multiple businesses under one roof, making it ideal for professional offices, retail, fitness, or service-based operations. With its downtown location, high visibility, and ample parking, this building is perfectly positioned to attract steady traffic and support long-term tenants. Opportunities of this size and in such a central location are rare in Lloydminster. Whether you're an investor seeking a high-profile income property or a business owner looking for room to grow, this property offers the flexibility and presence to make a statement.

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