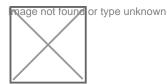


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5912 50 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Lloydminster, Alberta

Listing ID: 32358

**MLS ID:** A2259316

\$899,900



**△** WADE GRAHAM

■ RE/MAX OF LLOYDMINSTER

**2** 780-808-2700

🖄 5912 50 Avenue , Lloydminster , Alberta T9V 0W6

**Transaction Type** 

For Sale

**Days On Market** 

65

Zoning

Service Commercial

Subdivision

North Lloydminster

**Building Type** 

Low Rise (2-4 stories)

Year Built 2001

Structure Type

Office

Property Type
Commercial

Property Sub Type
Office

Legal Plan 922 1462

Building Area (Sq. Ft.)

9984.00

Building Area (Sq. M.)

927.54

Lot Size (Sq. Ft.)

43560

Lot Size (Acres)

1.00

Cooling
Central Air

**Heating**Forced Air

Restrictions

None Known

Lot Features

City Lot,Low Maintenance

Landscape, Paved

Inclusions

N/A

Reports

Building Plans

?This two-storey professional office building offers prime exposure along busy Highway 17, ensuring excellent visibility in a high-traffic area. The property features four separate office units, each professionally built and well laid out, making it ideal for a wide range of professional tenants. Long-term tenants are already in place, providing a stable income for an investor. Owned by a single owner and meticulously maintained, this property showcases true pride of ownership. Sitting on an oversized lot, it also offers plenty of parking and room for future expansion. A strong opportunity to own a professional building with strong financials in a proven location.

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